

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



## 1 Home Farm Cottages, Gedney Dawsmere PE12 9NQ

**£145,000 Freehold**

- 3 Bedroom Semi-Detached House
- Off-Road Parking
- Established Gardens
- UPVC Windows
- Requires Modernisation

3 bedroom semi-detached cottage in rural location in need of modernisation and improvement. Established gardens, off-road parking and timber garage. UPVC windows. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



#### **ACCOMMODATION**

Usual access is gained via the part glazed UPVC rear entrance door to:

#### **KITCHEN**

11' 8" x 12' 1" (3.56m x 3.70m) Range of base cupboards beneath the roll edged worktops, tiled splashbacks, one and a quarter bowl resin sink unit with mono block mixer tap, ceiling light, night storage heater, UPVC windows to the side and rear elevations, door to:

#### **INNER HALLWAY**

9' 7" x 3' 1" (2.93m x 0.96m) maximum Store cupboard with coat hooks, modern consumer unit, door to:

#### **SITTING ROOM**

12' 7" x 12' 9" (3.84m x 3.91m) UPVC window to the front elevation, ceramic tiled open fireplace, ceiling light, night storage heater.



#### **L SHAPED WALK THROUGH UTILITY AREA**

10' 0" x 4' 10" (3.05m x 1.48m) plus 6' 3" x 5' 3" (1.93m x 1.61m) including worktop with cupboard beneath, plumbing for washing machine, electric meter, UPVC window to the side elevation, built-in Airing Cupboard housing the hot water cylinder, sliding door to:

#### **BATHROOM**

8' 2" x 4' 11" (2.51m x 1.52m) Panelled bath, low level WC, bracket hand basin, obscure glazed UPVC window, ceiling light, fan heater.

#### **SECOND RECEPTION ROOM**

8' 9" x 10' 2" (2.68m x 3.12m) maximum UPVC window to the front elevation, ceiling light, night storage heater, door leading to carpeted staircase rising to:

#### **FIRST FLOOR LANDING**

Access to loft space, ceiling light, doors arranged off to:

#### **BEDROOM 1**

12' 5" x 12' 11" (3.79m x 3.96m) UPVC window to the front elevation, ceiling light, night storage heater.

#### **BEDROOM 2**

8' 9" x 10' 0" (2.68m x 3.05m) maximum UPVC window to the front elevation, ceiling light.

#### **BEDROOM 3**

12' 0" x 9' 10" (3.66m x 3.01m) UPVC window to the side elevation, ceiling light, night storage heater.

#### **EXTERIOR**

The property occupies a corner plot with mature established gardens to the front, side and rear.

There is a vehicular access off the adjacent road to a car parking space and further back a second vehicular access on to a concrete driveway with a ccess to:

#### **TIMBER GARAGE**

22' 0" x 10' 0" (6.73m x 3.06m) Concrete base. In need of significant refurbishment or for potential replacement.

#### **SERVICES**

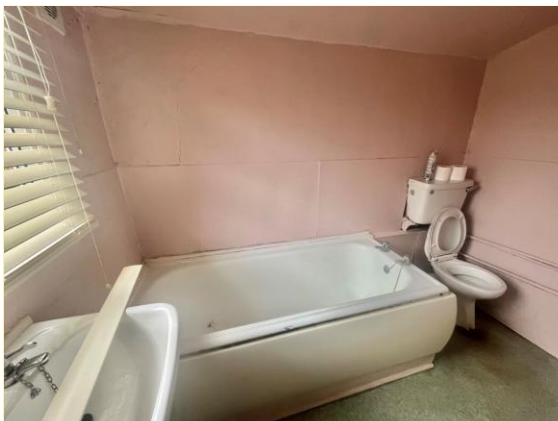
Mains water and electricity. Private drainage to a septic tank.

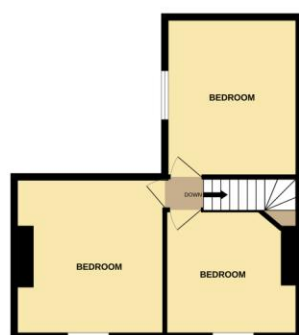
#### **DIRECTIONS**

From Spalding proceed in an easterly direction to Holbeach, continue up to the A17, proceed again in an easterly direction towards Kings Lynn continuing for a round 3 miles and then taking a left hand turning signposted Gedney Dyke. Proceed through Gedney Dyke and on to Black Bam corner taking a left hand turning following this road and the property is situated on the right hand corner indicated by the Agents For Sale sign.

#### **AMENITIES**

The nearby towns of Holbeach and Long Sutton offer various facilities and the larger towns of Spalding, Kings Lynn and Boston are easily accessible by road.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

**TENURE** Freehold

**SERVICES** See Note

**COUNCIL TAX BAND** A

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref:** S11554

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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