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Sales & Letting Agents



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**20**  
2006-2026

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14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



# Main Road, Gedney £164,995

No chain! A three-bedroom semi-detached family home in sought-after Gedney, offering generous living space, lounge, kitchen diner, utility/garden room, first floor to three bedrooms and a family bathroom. There is a substantial rear garden and private courtyard area along with parking via rear access. Ideal first buy or investment with approx. £800 PCM yield. Call ANYTIME - 01406 424441, evenings and weekends.

**A fantastic opportunity to secure this no chain three-bedroom semi-detached home, set within the popular village of Gedney. Offering generous living space and an impressive outdoor area, this property delivers both comfort and potential in equal measure.**

**Step inside to a welcoming entrance hall leading through to a bright lounge and a well-proportioned kitchen/diner, ideal for everyday living and entertaining. A separate utility room adds practicality, while to the first floor you'll find three bedrooms and a family bathroom.**

**Externally, the property continues to impress. The front garden is neatly laid to lawn, while to the rear you'll find a courtyard-style garden leading to a shared driveway with right of way access, opening up to two private parking spaces and a substantial grassed garden beyond 🌿—perfect for families, outdoor living, or future potential.**

**Whether you're stepping onto the ladder or expanding your portfolio, this is a solid, well-rounded home in a desirable location.**

## ★ Key Features:


 **No onward chain – move quickly with minimal delay**

 **Generous rear garden – excellent space with real potential**

 **Two private parking spaces via rear access**

 **Approx. £800 PCM rental yield – strong investment appeal**

**Ideal First Time Buy or Investment Opportunity**

 **Call us ANYTIME to book your viewing – 01406 424441, evenings and weekends!**

## Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

Radiator, fitted carpet, central heating thermostat, textured ceiling with smoke detector, stairs to first floor landing, door to:

Lounge 4.19m (13'9") x 3.99m (13'1")

PVCu double glazed window to front, radiator, fitted carpet, telephone point, broadband point, TV point, coving to textured ceiling, door to:

Kitchen/Dining Room 5.15m (16'11") x 2.37m (7'9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled surround, plumbing for dishwasher, space for fridge/freezer, electric point for cooker, wall mounted extractor hood, two PVCu double glazed windows to rear, single glazed window to rear, radiator, vinyl floor covering, textured ceiling, door to under stairs storage cupboard.

Utility Room 3.44m (11'3") x 2.62m (8'7")

With worktop space over, plumbing for automatic washing machine, space for tumble dryer, PVCu double glazed windows to side and rear, vinyl floor covering, PVCu double glazed entrance door to garden.

First Floor Landing

PVCu double glazed window to side, door to:

Bedroom 3 2.44m (8') x 2.33m (7'8")

PVCu double glazed window to rear, radiator, fitted carpet, textured ceiling.

Bedroom 2 3.35m (11') x 2.75m (9')

PVCu double glazed window to rear, boiler cupboard, housing wall mounted gas combination boiler serving heating system and hot water, radiator, fitted carpet, textured ceiling, co detector.

Main Bedroom 3.14m (10'4") x 3.08m (10'1")

PVCu double glazed window to front, radiator, fitted carpet, textured ceiling.

Family Bathroom

PVCu opaque double glazed window to front, fitted with a three piece suite, deep panel bath with electric shower over, shower curtain, pedestal hand wash basin, close coupled WC, vinyl floor covering, part ceramic tiled walls, textured ceiling, radiator.

Outside

The front of the property is partly enclosed by picket fencing 🏠, mainly laid to lawn 🌿 with a pathway leading through to the enclosed courtyard-style rear garden 🌸. The rear garden features a lawn, raised flower bed 🌻 and a brick-built garden store 🧱. A gate provides access to the rear, leading to your off-road parking area 🚗, with a large grassed area beyond 🌳 offering further outdoor space and potential.

#### Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South, at the roundabout turn right onto the A17 signposted Kings Lynn. At the next roundabout take the 2nd left exit onto Main Road, turn left onto Albert Avenue take your immediate right. At the rear of that first property proceed halfway down the track where the property can be located on your right-hand side. For the purpose of satellite navigation, the postcode is PE12 0AA.

#### Council Tax

Band A £1525.00 from April 2026 to March 2027, South Holland District Council.

#### EPC - C

#### **Agents Notes:**

**Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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## PROPERTY SURVEYS & VALUATIONS

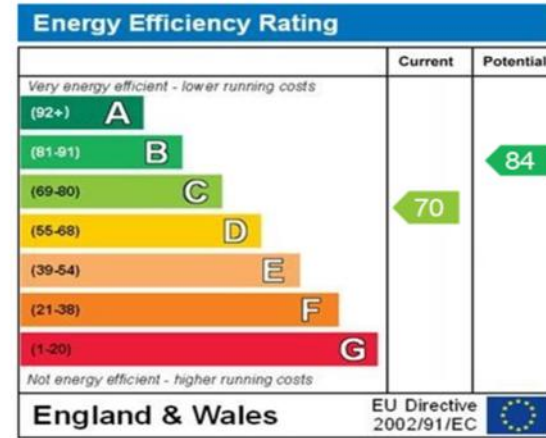
Trusted local professionals we recommend

- ✓ **Level 2 RICS Home Survey**  
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- ✓ **New Build Snagging Survey**  
Identify defects before you complete
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Evenings & weekends available

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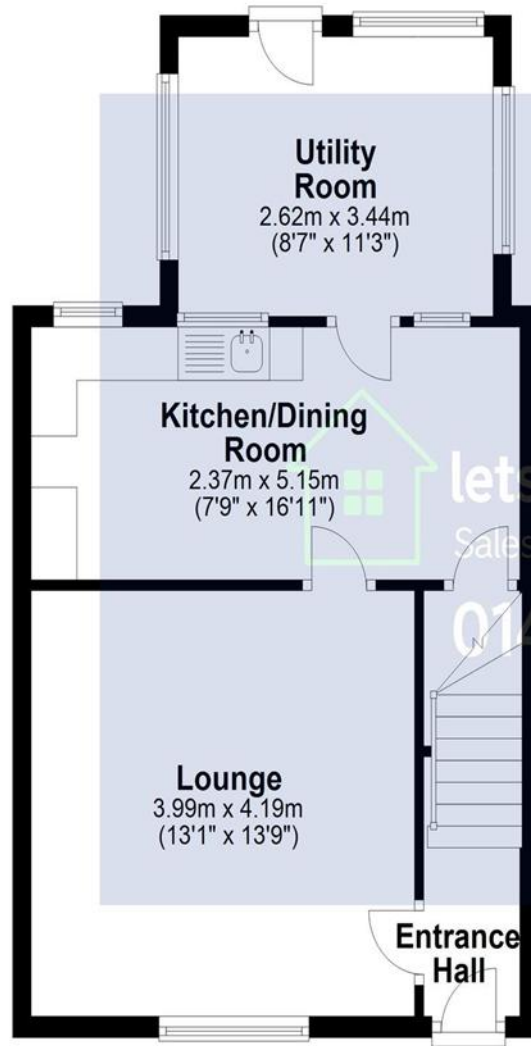
### EPC Graph



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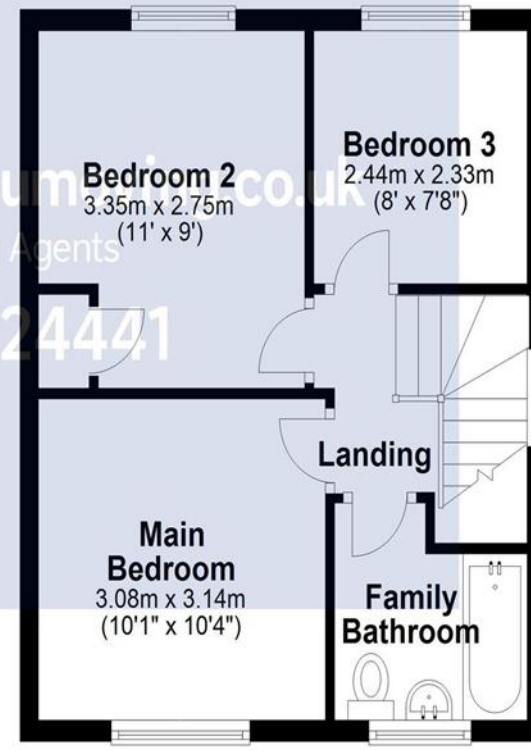
## Ground Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



## First Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



Total area: approx. 77.8 sq. metres (837.0 sq. feet)

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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YEARS OF  
**GETTING IT RIGHT**

The banner features a dark blue background with a green and white confetti effect. On the left, a large '20' is displayed with a green ribbon below it containing the years '2006-2026' and the text 'YEARS OF GETTING IT RIGHT'. On the right, the website 'letsgetyoumoving.co.uk' is shown above the text 'Customer focused since 2006' and 'give us a call anytime for your free valuation'. A green button with the phone number '01406 424441' is positioned on the far right.