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Sales & Letting Agents



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



The Paddocks, Gedney £175,000

 VERSATILE FAMILY HOME with flexible accommodation including a ground-floor bedroom and bathroom, ideal for families, guests or multi-generational living.  Spacious lounge with French doors onto the enclosed rear garden, fitted kitchen/diner, three further first-floor bedrooms, off-road parking for two vehicles and a pleasant open outlook across neighbouring fields.   Call us ANYTIME – evenings and weekends – 01406 424441.

A spacious and versatile family home offering flexible accommodation across two floors.  The ground floor features a generous lounge with French doors opening directly onto the rear garden, a fitted kitchen/diner, ground floor bedroom with bathroom, while the first floor provides three further bedrooms and a family bathroom.  Outside, there are two off-road parking spaces, an enclosed lawned rear garden with mature trees, patio seating and a timber garden store.  The pleasant open outlook across neighbouring fields adds a real sense of space and makes this an appealing home for growing families or buyers seeking adaptable accommodation. 

 Four-bedroom family home with flexible accommodation across two floors

 Generous lounge with French doors opening onto the enclosed rear garden

 Two off-road parking spaces and useful timber garden store

 Pleasant open outlook across neighbouring fields

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Accommodation Comprises:

Kitchen/Diner 4.16m (13'8") x 2.76m (9'1")

Fitted with a matching range of base and eye-level units with worktop space over, incorporating a stainless steel sink and drainer with mixer tap and tiled surround. Further features include an extractor fan, wall-mounted gas combination boiler serving the heating and hot water, plumbing for an automatic washing machine, space for a fridge/freezer, fitted electric cooker and built-in four-ring halogen hob. PVCu double-glazed window to the front, radiator, vinyl flooring and coving to a textured ceiling.

Inner Hallway 3.01m (9'11") x 0.85m (2'10")

Central heating thermostat, coving to a textured ceiling and staircase rising to the first-floor landing.

Lounge 5.57m (18'3") x 3.69m (12'1")

A generous reception room with a PVCu double-glazed window to the rear and matching French doors opening directly onto the garden. Further features include a radiator, TV point, two wall lights and coving to a textured ceiling.

Bedroom 4 3.44m (11'3") x 2.46m (8'1")

PVCu double-glazed window to the front with electric roller blind and radiator.

Ensuite Bathroom 2.50m (8'2") x 1.53m (5')

Fitted with a three-piece suite comprising a deep panelled bath, pedestal wash hand basin and close-coupled WC. Further features include an electric fan heater, extractor fan, useful storage cupboard and vinyl flooring.

First Floor Landing

PVCu double-glazed window to the front, coving to a textured ceiling with smoke detector and access to the insulated loft space.

Main Bedroom 4.68m (15'4") x 3.01m (9'11")

PVCu double-glazed window to the front, radiator and coving to a textured ceiling.

Bedroom 2 4.20m (13'9") x 2.90m (9'6")

PVCu double-glazed window to the rear, radiator and coving to a textured ceiling. The room also benefits from a two-piece suite comprising a pedestal wash hand basin and close-coupled WC with tiled surround.

Bedroom 3 3.19m (10'6") x 2.51m (8'3")

PVCu double-glazed window to the front, radiator and coving to a textured ceiling.

Family Bathroom 2.68m (8'10") max x 2.50m (8'2")

Fitted with a three-piece suite comprising a deep panelled bath, pedestal wash hand basin and close-coupled WC. Further features include an extractor fan, shaver point, PVCu double-glazed window to the rear, radiator, vinyl flooring and coving to a textured ceiling.

Outside

To the front, the property has an attractive brick-built frontage with a low-maintenance gravelled garden and two off-road parking spaces, with a paved pathway leading to the entrance. 🚗 To the rear is a good-sized enclosed garden, mainly laid to lawn with mature trees and established planting, creating an attractive and private outdoor

space. 🌿 A paved patio provides an ideal area for outdoor seating and entertaining, while a timber garden store offers useful storage. The property also enjoys a pleasant open outlook across neighbouring fields, giving the garden a lovely sense of space. 🌳 🏡

Directions

From our Church Street office, cross the traffic lights onto Boston Road South. At the roundabout, turn right onto the A17. At the next roundabout, take the first left, then turn right onto Kingsgate (B1359). Take the next left onto The Paddocks, where the property can be found on the left-hand side. For satellite navigation, use postcode PE12 0DP.

Council Tax

Band B - £1,779.17 for the period April 2026 to March 2027. South Holland District Council.

EPC – C

Agents Notes:

Important Information – Ground-Floor Bedroom / Former Garage Area:

This property is being sold as a probate sale and, as such, the Executors have limited knowledge of its historical construction and any alterations that may have taken place.

The ground-floor bedroom with en-suite is situated in an area that appears to correspond with the position of an original integral garage. It is not known whether the property was constructed with this accommodation from the outset, possibly as an alteration requested by the original purchaser, or whether the area was converted at a later date.

We have checked the Local Authority's available online planning records and have not identified any planning permission or Building Regulations documentation specifically relating to this accommodation. However, historical records may be incomplete or unavailable online and we are therefore unable to confirm whether any consent or approval was required, obtained or remains available.

All reasonable steps have been taken to verify the information available to us. Prospective purchasers should nevertheless instruct their legal representative to investigate the original construction, planning and Building Regulations position as part of the conveyancing process and before exchange of contracts.

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.

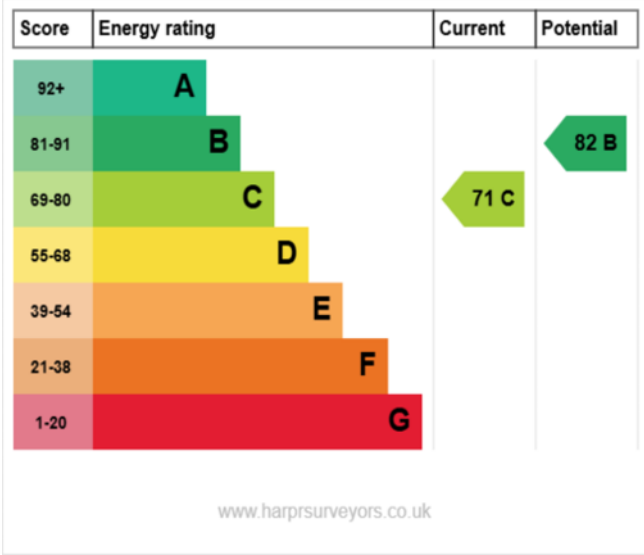
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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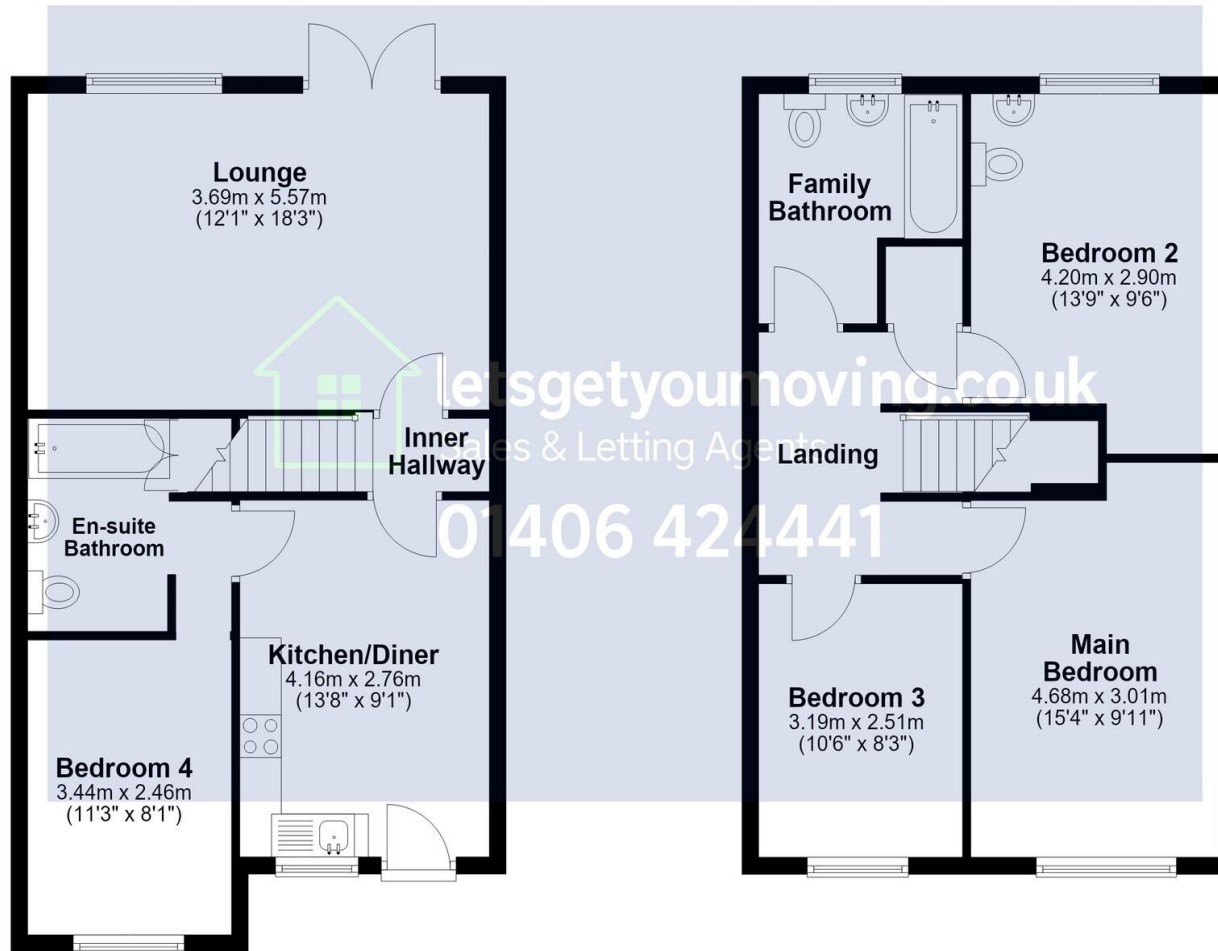
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Ground Floor

Approx. 48.7 sq. metres (524.4 sq. feet)

First Floor

Approx. 49.6 sq. metres (533.7 sq. feet)



Total area: approx. 98.3 sq. metres (1058.2 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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A blue banner celebrating a 20th anniversary. On the left, a large '20' is shown with a green ribbon below it reading '2006-2026'. Confetti is scattered around the numbers. To the right of the ribbon, the text 'letsgetyoumoving.co.uk' is written in white. Below this, 'Customer focused since 2006' is written in green, followed by 'give us a call anytime for your free valuation' in white. On the far right, a green rounded rectangle contains the phone number '01406 424441' in white.

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