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**10 Dawsmere Bank, Gedney Dawsmere PE12 9NN**

**£139,995 Freehold**

- Period Semi-Detached Cottage
- Two Double Bedrooms
- Front & Rear Field Views
- Large Driveway
- No Chain

Period semi detached cottage in a rural hamlet, requiring some updating, front & rear field views, 2 double bedrooms, 2 reception rooms, modern kitchen, utility lobby, downstairs wet room shower room, cloakroom, lawned gardens, driveway giving off road parking, air source heating, solar panels & no upward chain!

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## REAR FIELD VIEW



Semi detached cottage enjoying field views to the front and rear located in the rural Hamlet parish of Gedney Daws mere, having originally been built as part of the Cardwell Estate Cottages in the mid 1850s. The area is popular for nature and dog walkers along the nearby Wash Marsh Bank Nature Reserve and RAF Holbeach range with wider amenities in the adjacent Village of Gedney Drove End and approx. 6 miles from the Market Town of Long Sutton.

The property requires some further updating works. It had planning permission granted early 2025 for side and rear extensions – so offers the potential for further development in line with those approved plans. The accommodation offers 2 double bedrooms, 2 reception rooms, modern kitchen, utility lobby, downstairs wet room style shower room having black suite, downstairs oak room, driveway giving off road parking and lawned gardens. It also benefits from air source central heating, updated water cylinder and fitted solar panels. It is available with no upward chain. Viewing is essential to appreciate the location and potential this property offers.





**ACCOMMODATION COMPRISES:** Wooden and glazed rear entrance door into:

**UTILITY LOBBY:** 5'11 x 4'3 (1.82m x 1.31m) Window to the side. Plumbing for washing machine. Tiled floor. Loft access.

**DOWNSTAIRS WET ROOM/SHOWER ROOM:** Window to the front. Fitted modern back wc and hand basin, wet room style shower area. Modern period style radiator with towel rail. Part tiled walls. Built in storage cupboard.

**KITCHEN:** 15'2 x 7'5 (4.64m x 2.26m) Dual aspect with windows to the front and rear. Fitted modern base units with work tops over and matching wall units above. Insets stainless steel double sink with mixer tap. Integrated oven, hob and extractor. Tiled floor. Radiator.

**LOUNGE:** 12'10 x 11'4 (3.92m x 3.46m) max Window to the rear. Radiator. Quarry tiled floor. Built in under stairs storage cupboard. Stud partition and doorway to:

**DINING ROOM:** 13'9 x 9'9 (4.19m x 2.98m) max Dual aspect with windows to the front and side. Radiator.

**CLOAKROOM:** Fitted with Saniflow wc.

**STAIR LOBBY:** Window to the rear. Quarry tiled floor. Stairs to the first floor.

**FIRST FLOOR LANDING:** Built in cupboard housing water cylinder. Loft access.

**BEDROOM 1:** 11'9 x 9'10 (3.58m x 3.01m) Window to the front. Radiator. Built in storage to chimney alcoves.

**BEDROOM 2:** 11'1 x 10'2 (3.37m x 3.12m) max Upvc double glazed window to the rear. Radiator.

#### **OUTSIDE:**

##### **FRONT & REAR FIELD VIEWS**

**FRONT:** Driveway leading to the side of the property provides off road parking for several vehicles. Lawned front garden area with paved patio area. Outside lighting.

**REAR:** Concrete base to the rear of the property. Lawned main garden area. Block paved patio area. Wooden fencing to perimeters with shaping and viewing window to the rear boundary to benefit from the field view.

**SERVICES** Mains water & electricity. Air source central heating. Solar panels - owned outright. Private drainage. South Holland District Council tax band: A.

**AGENTS NOTE** The property is situated within Gedney Dawsmere Conservation area and covered by Article 4 Direction.

The previous owner gained planning consent for extensions to the property in January 2025. Further information regarding the planning consent can be found on South Holland District Council's website. Ref: H06/07799/24.

**DIRECTIONS** From the A17/A1101 Long Sutton Wisbech Road roundabout, take the Long Sutton, Wisbech Road exit. At the junction turn left into Bridge Road. Take the 1st right into Roman Bank. Follow the road to the T-junction at the end. Turn right signposted Gedney Drove End and proceed into the village. At the forked junction turn left into Dawsmere Road. Follow the road into Gedney Dawsmere. Turn right into Dawsmere Bank where the property is located on your right hand side.



**TENURE** Freehold

**SERVICES:** Mains water & electricity. Air source central heating. Solar panels - owned outright. Private drainage.

**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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Score	Energy rating	Current	Potential
92+	A	95 A	101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Ref: 17645**

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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