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26 Station Road, Gedney Hill PE12 0NP

- Detached House with Former Garage/Workshop
- Planning for 2 Additional Detached Houses
- Delightful Views
- Ample Parking to the front with additional vehicle access to the rear of the property.

£395,000 Freehold

Interesting and exciting opportunity to purchase a detached house with adjacent former garage/workshop - planning for additional detached houses (including demolishing the workshop). Planning Reference H07-0267-25. Total site area is 0.376 acres. Oil fired central heating, private drainage, delightful open views to the front and rear. Pleasant convenient location. NO CHAIN.

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THE HOUSE

A detached 3 bedroom house built in the 1950's which has been modernised and provides comfortable family accommodation.

UPVC front entrance door with leaded light glazed panel to:

RECEPTION HALL

10' 2" x 8' 4" (3.10m x 2.55m) Attractive woodgrain effect flooring, UPVC window to the side elevation, radiator, staircase off, doors arranged off to:

SITTING ROOM

13' 5" x 10' 7" (4.09m x 3.23m) Wood grain effect flooring, UPVC window to the front elevation, coved cornice, radiator, ceiling light.



DINING ROOM

13' 4" x 11' 7" (4.08m x 3.55m) UPVC patio doors to the side elevation, double radiator, coved cornice, ceiling light, door to:

REAR ENTRANCE/STORE ROOM

7' 8" x 5' 11" (2.34m x 1.82m) Half glazed UPVC external entrance door, UPVC window, radiator, ceiling light, door to:

UTILITY/CLOAKROOM

9' 5" x 4' 8" (2.89m x 1.44m) Worcester oil fired central heating boiler, two piece suite comprising low level WC and pedestal wash hand basin, plumbing and space for washing machine, further appliance space, vertical radiator/towel rail, obscure glazed UPVC window.

KITCHEN

8' 5" x 8' 3" (2.58m x 2.52m) Roll edged worktop, electric oven, LPG gas hob, base cupboards and drawers, worktops with inset single drainer stainless steel sink unit with mono block mixer tap, UPVC window to the rear elevation with tiled sill, quarry tiled floor, radiator, appliance space, understairs store cupboard/pantry.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING

Built-in shelved store cupboard, doors arranged off to:

BEDROOM 1

13' 4" x 12' 4" (4.08m x 3.77m) maximum into the UPVC window to the front elevation Fitted carpet, coved cornice, radiator, ceiling light.

BEDROOM 2

13' 3" x 11' 8" (4.05m x 3.57m) Fitted carpet, UPVC window to the rear elevation, radiator, ceiling light, coved cornice.

BEDROOM 3

9' 4" x 7' 3" (2.87m x 2.22m) Fitted carpet, UPVC window to the front elevation, coved cornice, radiator.

SHOWER ROOM

8' 0" x 8' 3" (2.46m x 2.54m) Fitted shower cabinet, pedestal wash hand basin, low level WC, half tiled walls, vertical radiator/towel rail, ceiling light, access to loft space, extractor fan, obscure glazed UPVC window.



EXTERIOR

The house itself has ample off-road parking to the gravelled frontage and has an established rear garden with patio, gravelled area, lawn, stocked borders, 2 apple trees and oil tank.

BUILDING PLOT NO. 1

To the left hand side (south) of the property as viewed from the road is a building plot. The plot has Outline Planning Permission for a detached property.

To the right hand side (north) is the:-

FORMER GARAGE PREMISES

Comprising a:

DETACHED BRICK WORKSHOP

Approximately 14m width x 8m depth with twin roller doors, rear and side windows, concrete floor, power and lighting. 3 Phase electricity connected.

There is a further garden area behind the workshop and this would constitute the:

SECOND BUILDING PLOT

Subject to demolition of the workshop.

SERVICES

Mains water and electricity. Oil central heating. Private drainage (we understand the private drainage system is currently located within the first building plot - to the south side of the property) and the prospective buyers will be responsible for supplying necessary services to the existing house and the 2 plots in accordance with the planning conditions.

GENERAL INFORMATION

Situated on the southern outskirts of the popular village of Gedney Hill, the property comprises a detached house with former village garage, workshop premises and is sold with the benefit of the current Planning Consent (as noted on page 1). A site plan is included within the particulars giving prospective buyers an indication as to the potential on offer - ideal for a developer/multi generational family/potential business use subject to planning consent.



DIRECTIONS

From Spalding proceed in a southerly direction along the A16 for around 8 miles to Crowland, take a left hand turning and proceed along Hulls Drove, through Shepeau Stow on to Holbeach Drove leaving the main road away to the right, continue to Gedney Hill, past the shop and the property is situated on the right hand side along Station Road.

AMENITIES

Golf Course with Hunters Bar and Restaurant, fishing lakes, Morrisons local village shop, primary school all within Gedney Hill. Local nursery, Country Kids, Holbeach Drove, catering for kids 12 weeks to 5 years old, 3 minutes drive away. The historic towns of Spalding, Holbeach and Wisbech and the city of Peterborough are easily accessible by road.

Peterborough being 30 minutes away, then 50 minutes by train to London, Kings Cross. Access to the East Coast Main line and wider rail network.



THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND C

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: S11817

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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