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Offers in the region of £190,000 Freehold



7 George Avenue, Gedney Drove End, Lincolnshire, PE12 9PE

Tucked away on a generous corner plot within a quiet cul-de-sac, this 3-bedroom semi-detached home offers a wonderful opportunity for buyers looking to put their own stamp on a property. It combines space, practicality, and a peaceful village setting, making it a must-see for anyone seeking a relaxed lifestyle. Offered with vacant possession and no forward chain!

A welcoming entrance hallway leading through to spacious open-plan living and dining area, a bright and sociable space ideal for both relaxing and entertaining. The living room features an attractive open fire, creating a cosy focal point, while the adjoining dining area enjoys views over the front garden. The kitchen offers a practical layout with plenty of scope for updating, and a rear hallway provides access to a useful utility room and cloakroom.

Upstairs, there are two comfortable double bedrooms and a further single bedroom. A shower room completes the first-floor accommodation.

The rear garden offers an abundance of features including a raised pond with pump and a second nature pond, a peaceful haven for wildlife lovers. Two generous wooden sheds/workshops provide excellent storage or hobby space, additional glasshouse and coal bunker. Multiple bird aviaries are thoughtfully positioned around the garden, making this an ideal setting for bird enthusiasts. Mature hedging provides privacy and shelter, with glimpses of open fields beyond.

To the rear, the property benefits from two single garages and off-road parking on a gravel driveway for up to three vehicles. With its generous plot, quiet location, and exciting potential to modernise, this property is perfect for those wishing to create a dream home in a sought-after setting.

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

Entrance Hallway

14'1" x 6'11" (4.30 x 2.11)

Coved and textured ceiling. Wooden double-glazed door to front with matching single-glazed side panel. Wooden frame single-glazed window to rear. Cupboard under the stairs. Power points. BT Openreach point. Radiator.

Kitchen

11'5" x 6'9" (3.48 x 2.08)

Coved ceiling with wooden planks. uPVC double-glazed window to rear. Wall and base units. Composite 1 1/2 bowl sink with drainer and mixer tap over. Undercounter space for one appliance. Space and plumbing for washing machine. Space for freestanding cooker. Wooden single-glazed door leading to rear hallway. Wooden sliding door to living room. Power points. Laminate flooring. Radiator.

Living Room

13'5" x 10'11" (4.10 x 3.33)

Coved and textured ceiling. uPVC double-glazed window to front. Open fireplace set in a brick surround on a marble hearth with a wooden mantle and coordinating TV and display stands. Power points. TV aerial point. Archway leading to dining room.

Dining Room

10'11" x 9'10" (3.34 x 3.02)

Coved and textured ceiling. uPVC double-glazed window to front. Power points. Radiator.

Rear Hallway

12'4" x 3'10" (3.76 x 1.18)

2 x wooden single-glazed doors to side and rear. Matching side panel to side door. uPVC double-glazed window to side. Access to coat cupboard, downstairs cloakroom and utility room. Power points. Radiator. Tiled floor.

Utility Room

9'4" x 5'10" (2.85 x 1.80)

Coved and textured ceiling. Wooden single-glazed window to rear. Base units. Space and plumbing for tumble dryer. Space for fridge freezer. Floorstanding 'Grant' oil boiler. Power points. Thermostat. Tiled floor.

Cloakroom

6'3" x 2'5" (1.91 x 0.75)

Wooden single-glazed window to side. Low-level WC. Tiled floor.

Landing

7'10" x 6'11" (2.41 x 2.11)

Coved and textured ceiling. Wooden single-glazed window to rear. Loft access. Power points. Radiator.

Shower Room

6'11" x 6'7" (2.11 x 2.02)

Coved and textured ceiling. uPVC double-glazed privacy glass window to rear. Double shower cubicle with mains-fed 'Aqualisa' shower. Hand basin with mixer taps. Low-level WC. Wall-hung electric heater. Part tiled and PVC paneling to walls. Radiator.

Bedroom 1

13'2" x 10'11" (max) (4.03 x 3.34 (max))

Coved and textured ceiling. uPVC double-glazed window to front. Fireplace with tiled surround and hearth. Power points. Radiator.

Bedroom 2

11'10" x 10'11" (3.62 x 3.34)

Coved and textured ceiling. uPVC double-glazed window to front. Cupboard housing hot water cylinder and shelving. Power points. Radiator.

Bedroom 3

10'0" (max) x 6'11" (3.05 (max) x 2.11)

Coved and textured ceiling. uPVC double-glazed window to rear. Cupboard storage. Power points. Radiator.

Outside

To the front of the property, mostly laid to lawn with box hedging and a nature pond set within a rockery. A concrete path leads to the front door and continues around to the rear garden.

The rear garden offers an abundance of features, including a raised pond with pump and a second nature pond, creating a peaceful haven for wildlife lovers. Two generous wooden sheds/workshops provide excellent storage or hobby space. Additional glasshouse and coal bunker. Multiple bird aviaries are thoughtfully placed throughout the garden, making this a perfect setting for bird enthusiasts.

Mature hedging provides privacy and shelter, with glimpses of open fields beyond, giving a lovely sense of space and countryside charm.

This property also benefits from an underground well that collects rainwater, offering an eco-friendly and practical way to keep the garden thriving.

Garages

Two single detached garages. Both with 'up and over' garage doors.

4.90m x 2.77m

16'0" x 9'1"

5.11m x 2.45m

16'9" x 8'0"

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Local Area

The small but busy Market Town of Long Sutton is approximately 10 minutes from the village. It has a good range of amenities including Co-Op Store/Post Office, Tesco One Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive. The smaller nearby Town of Sutton Bridge also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Oil-fired central heating.

Energy Performance Certificate

EPC Rating E. If you would like to view the full EPC, please enquire at our Long Sutton office.

Council Tax

Council Tax Band A. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Mobile Phone Signal

EE - Good outdoor
O2 - Variable outdoor
Three - Variable outdoor
Vodafone - Good outdoor

Visit the Ofcom website for further information

Broadband Coverage

Standard and Superfast broadband is available.

Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:00pm. and Saturday 9:00am to 1:00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.





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REFERRAL FEE DISCLOSURE

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

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REFERRAL SERVICE PROVIDERS:

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Conveyancing

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

Financial Services

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

Surveys

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

Energy Performance Certificates

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.