



Offers in the region of £360,000 Freehold



1A Main Street, Gedney Dyke, Lincolnshire, PE12 0AJ

Offered with vacant possession and no forward chain!

Occupying an idyllic countryside setting, this substantial four-bedroom detached home offers exceptionally generous living accommodation throughout, making it an ideal choice for growing families or those seeking space both inside and out.

The ground floor comprises a welcoming entrance hall leading to a spacious living room, a separate dining room perfect for entertaining, a fully fitted kitchen, a practical utility room, a convenient downstairs cloakroom, and a bright conservatory overlooking the garden.

Upstairs, the property continues to impress with four well-proportioned bedrooms, including a superb principal bedroom with en-suite bathroom. The fourth bedroom is currently utilised as a study, offering excellent flexibility for those working from home, while a family bathroom serves the remaining bedrooms.

Outside, the enclosed rear garden provides a wonderful retreat, beautifully established with an abundance of mature shrubs and bushes, alongside a paved patio that creates the perfect space for outdoor dining and relaxing. To the front, a generous gravel driveway offers off-road parking for multiple vehicles and is complemented by a single garage, providing additional parking or useful storage.

Further enhancing the home's appeal, the property benefits from owned solar panels, helping to improve energy efficiency and reduce running costs, with all new double glazed windows installed in January 2026

Combining spacious accommodation, a picturesque rural location, and versatile living space, this is a fantastic opportunity to acquire a truly impressive family home.

Front Porch
4'10" x 2'11" (1.48 x 0.89)
Textured ceiling. uPVC double-glazed door to front. Wooden-frame single-glazed door to hallway.

Hallway
17'8" x 6'2" (5.41 x 1.88)
Coved and textured ceiling. Access to understairs cupboard. Telephone point. Power points. Radiator. Fitted carpet.

Kitchen
10'11" x 9'2" (3.33 x 2.81)
Coved and textured ceiling. uPVC double-glazed window to side. Wall and base units. Ceramic sink and drainer with mixer tap. Space for freestanding cooker with extractor over. Space for under-counter fridge freezer. Serving hatch to dining room. Telephone point. TV point. Power points. Radiator. Wood effect flooring.

Dining Room
12'8" x 9'10" (3.88 x 3.02)
Coved and textured ceiling. uPVC double-glazed patio doors to side. TV aerial point. Power points. Radiator. Fitted carpet.

Living Room
17'9" x 12'11" (5.43 x 3.96)
Coved and textured ceiling. uPVC double-glazed windows with dual aspect to the front, and additional windows to the side and rear. Open fireplace with marble hearth and wooden surround. TV aerial point. Power points. 2 x radiators. Fitted carpet.

Conservatory
10'9" x 10'4" (3.30 x 3.17)
Part-brick, part-uPVC double-glazed construction with uPVC double-glazed door to side. Power points. Radiator. Tiled floor.

Utility Room
9'10" x 6'5" (3.00 x 1.96)
Coved and textured ceiling. Part uPVC double-glazed door to side with matching side panel. uPVC double-glazed window to front. Wall and base units. Composite sink and drainer with mixer tap. Undercounter space for fridge and washing machine. Radiator. Power points. Part-tiled walls. Wood effect flooring.

Cloakroom
6'7" x 2'9" (2.01 x 0.86)
Coved and textured ceiling. uPVC double-glazed privacy glass window to rear. Vanity hand basin. Low-level WC. Radiator.

Landing
9'5" x 8'0" (max) (2.89 x 2.45 (max))
Coved and textured ceiling. uPVC double-glazed window to rear. Cupboard housing hot water cylinder. Radiator. Power points.

Bedroom 1
13'0" x 11'10" (3.97 x 3.63)
Coved and textured ceiling. uPVC double-glazed twin-aspect windows to the front. TV point. Power points. Radiator. Fitted carpet.

En-suite
7'4" x 5'5" (2.24 x 1.67)
Coved and textured ceiling. Inset ceiling lights. uPVC double-glazed privacy glass window to rear. Vanity basin. Low-level WC. Panelled bath with mixer tap plus shower head attachment. Shaver socket. Radiator. Tile effect flooring.

Bedroom 2
12'10" (max) x 9'11" (3.93 (max) x 3.04)
Coved and textured ceiling. Double-aspect uPVC double-glazed windows to side and rear. Built-in wardrobes. TV aerial point. Power points. Radiator. Fitted carpet,

Bedroom 3
12'8" x 7'9" (3.88 x 2.37)
Coved and textured ceiling. uPVC double-glazed window to front. Power point. Radiator.

Bedroom 4 / Study
9'4" x 7'9" (max) (2.86 x 2.37 (max))
Coved and textured ceiling. uPVC double-glazed window to front. Loft access. BT Openreach point. Power point. Radiator. Fitted carpet.

Bathroom
9'2" x 7'5" (2.80 x 2.28)
Coved and textured ceiling. Inset ceiling lights. uPVC double-glazed privacy glass window to side. Vanity hand basin. Low-level WC. Panelled bath with electric 'Triton' shower over. Radiator. Tile effect flooring.

Garage
20'6" x 10'6" (6.25m x 3.20m)
'Up and over' garage door. Power and lighting. uPVC double-glazed window to rear and personnel door to side.

Outside
To the rear, the property boasts a fully enclosed garden with an abundance of mature shrubs and bushes, creating a private and established outdoor space. A paved patio provides the perfect spot for outdoor dining or relaxing, while a summer house and timber shed offer useful storage and versatility. Further benefits include multiple outdoor power points, an outside tap, and external lighting. To the front of the property, a predominantly gravelled driveway provides off-road parking for multiple vehicles. A low-maintenance front lawn enhances the property's kerb appeal, with a selection of mature shrubs adding further character.

Local Area
The small but busy Market Town of Long Sutton is located just 3 miles away from the village of Gedney Dyke. Long Sutton has a good range of amenities including Co-Op Store/Post Office, 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 19 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 50-minute drive. The smaller nearby town of Sutton Bridge also offers a small Marina and a challenging Golf Course, along with the Sir Peter Scott Walk.

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.

Services
Mains electric, water and private drainage are all understood to be installed at this property. Please note this property further benefits from owned solar panels.
Central heating type - Air source heat pump

Council Tax
Council Tax Band D. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

Energy Performance Certificate
EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

Mobile Phone Signal
EE - Variable outdoor
02 - Good outdoor
Three – Good outdoor
Vodafone - Good outdoor
Visit the Ofcom website for further information.

Broadband Coverage
Standard and Superfast broadband is available.
Visit the Ofcom website for further information.

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.



All measurements are approximate and for display purposes only

AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.