



**Offers in the region of £289,000 Freehold**



**Vernon Cottage, 19 Main Street, Gedney Dyke, Lincolnshire, PE12 0AJ**

An immaculately presented and thoughtfully renovated 3-bedroom detached cottage, oozing with characterful features such as sloped ceilings, exposed brick, restored floorboards and feature fireplaces and enjoying picturesque field views in the semi-rural but not isolated village of Gedney Dyke.

Inside, the ground floor offers a convenient entrance porch, a spacious but cosy living room with a feature open fireplace, a fitted kitchen with dual-aspect windows, a dining/sitting room with a log-burning stove, and a bright and airy garden room which has French doors onto the garden. To the first floor are 3 bedrooms, 2 of which have original cast iron fireplaces, and a family bathroom with a slipper bath. The property benefits from new windows, a new boiler and a new oil tank. The property also has a new pan tiled roof.

Outside, to the front boundary is low-level picket fencing with an opening at the paved path that leads to the front door. A vehicular access gate provides access to the gravel driveway at the side of the property, where there is off-road parking for multiple vehicles. There is ample space for a caravan/motorhome if desired. The lawned garden, which extends down the side and to the rear of the property, is bordered by a combination of hedging and fencing and enjoys spectacular views of the daffodil fields to the rear. The patio area boasts a pergola with a fabric canopy over and provides the ideal space for summer dining with friends/family, whilst the predominantly lawned garden would be enjoyed by children and furry friends alike. Storage for gardening essentials isn't an issue either as there are brick-built stores and a wooden storage shed.

If you are looking for a charming property, tastefully decorated and move-in ready but offering possibilities for extension if desired (subject to relevant consents), then contact us to arrange a viewing.

**LONG SUTTON**



**Porch**

6'10" x 3'10" (2.10m x 1.18m)  
Ceiling light. Wooden door with leaded privacy window to the front. uPVC double-glazed window to the side. Radiator. Carpet flooring. Opening to the living room.

**Living Room**

12'1" (max) x 12'0" (3.69m (max) x 3.68m)  
Coved ceiling. Ceiling light. uPVC double-glazed window to the front. 2 x wall lights. Open fireplace with feature brick surround and hearth with a wooden mantle over. Radiator. 3 x double power-points. TV point. Carpet flooring.

**Dining/Sitting Room**

15'1" (max) x 11'1" (4.61m (max) x 3.38m)  
Papered, textured ceiling. Ceiling light. Wooden-framed window to the rear garden room. 2 x wall lights. Log-burning stove inset in a feature brick fireplace on a tiled hearth and a with a tiled mantle. Radiator. 2 x double power-points. TV point. BT point. Stairs to the first floor. Slate floor.

**Garden Room**

13'11" x 5'5" (4.25m x 1.67m)  
Sloped ceiling. uPVC double-glazed French doors to the rear. 2 x uPVC double-glazed windows to the rear and a uPVC double-glazed window to the side. 2 x wall lights. Radiator. 2 x double power-points. Slate floor.

**Kitchen**

12'0" x 7'7" (3.67m x 2.33m)  
Inset ceiling lights. Dual-aspect room with uPVC double-glazed windows to the front and to the rear. Fitted range of base units with a worktop over and a tiled splashback. 1 and 1/2 bowl ceramic sink and drainer with an antique brass mixer tap. Ceramic 'Samsung' hob with an extractor over. 'Samsung' single oven/grill. Space and plumbing for a washing machine. Space for a tall fridge-freezer. Wall-mounted oil-fired 'HRM' combi-boiler. 4 x double power-points. 1 x single power-point. Slate

**Landing**

Inset ceiling lights. uPVC double-glazed window to the side. Loft hatch. Carpet flooring.

**Bedroom 1**

12'1" (max) x 12'0" (3.69m (max) x 3.68m)  
uPVC double-glazed window to the front. 4 x wall lights. Built-in wardrobe with hanging rail and inset light measuring approximately 0.78m x 0.75m. Decorative cast iron original fireplace. Radiator. 4 x double power-points. TV point. Exposed wooden floorboards.

**Bedroom 2**

12'0" x 7'7" (3.68m x 2.33m)  
Ceiling light. uPVC double-glazed window to the front. Radiator. 2 x double power-points. Carpet flooring.

**Bedroom 3**

11'1" x 8'3" (max) 5'8" (min) (3.39m x 2.54m (max) 1.74m (min))  
Ceiling light. uPVC double-glazed window to the rear. Decorative cast iron original fireplace. Radiator. 2 x double power-points. TV point. Exposed wooden floorboards.

**Bathroom**

7'10" (max) 4'7" (min) x 7'10" (2.41m (max) 1.42m (min) x 2.40m)  
Inset ceiling lights. uPVC double-glazed window to the rear. 3-piece suite comprising a pedestal hand basin, a low-level WC and a slipper bath with a floorstanding mixer tap with a shower head attachment over. Tongue and groove panelling to lower walls.

**Outside**

To the front boundary is low-level picket fencing with an opening at the paved path that leads to the front door. A vehicular access gate provides access to the gravel driveway at the side of the property, where there is off-road parking for multiple vehicles. There is ample space for a caravan/motorhome if desired.

Beyond the picket fence is a lawned garden, which extends down the side and rear of the property. The garden is bordered by a combination of hedging and fencing and enjoys spectacular views of the daffodil fields to the rear. The patio area with a pergola with a fabric canopy over provides the ideal space for summer dining with friends/family, whilst the predominantly lawned garden is the ideal setting for children and furry friends alike. Storage for your gardening essentials isn't an issue either as there are brick-built stores and a wooden storage shed. The property also benefits from outside lighting.

**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.

**Council Tax**

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

**Energy Performance Certificate**

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

**Services**

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

Central heating type - Oil central heating

**Mobile Phone Signal**

Mobile phone signal can be checked using the following links –

[www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

<https://www.signalchecker.co.uk/>

**Broadband Coverage**

Broadband coverage can be checked using the following link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**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. For further information please use the following links -

[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

**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.

**Directions**

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359. Continue for 1.5 miles. At the roundabout, take the 4th exit. Continue onto Chapelgate and then turn right onto Lowgate. Turn right onto Main Street where the property is located on the left-hand side.

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. Saturday: 9:00am - 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.



**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.