

Offers in the region of £325,000 Freehold



3 Church View Topgate, Gedney, Lincolnshire, PE12 0BS

Offered with NO FORWARD CHAIN and found in the popular and charming village of Gedney, this delightful 3-bedroom detached bungalow on Topgate offers a perfect blend of comfort and convenience. The property boasts a modern and fully-fitted kitchen with a separate utility room, a generous living room with a feature electric stove and a conservatory off. The 3 bedrooms provide ample space for family living or, like the current owner, you may choose for 1 to serve as a formal dining room. The master bedroom benefits from an en-suite wet-room.

To the rear of the property is a beautifully maintained garden, laid to lawn and fully enclosed with decorative borders filled with various shrubs and mature trees, beyond which are views of the village church. To the front of the property, a block-paved driveway provides off-road parking for several vehicles, caravan/motorhome. The bungalow also benefits from a detached garage, providing secure storage for vehicles or additional space for hobbies.

With its inviting atmosphere and quirky room shapes, this bungalow is an excellent choice for those seeking a peaceful lifestyle in a picturesque setting. Don't miss the chance to make this charming bungalow your new home!

Gedney is a small village just off the A17, convenient for accessing the good range of facilities in the nearby towns of Holbeach and Long Sutton, both approximately 3 miles away. The regular 505 bus service which runs from Kings Lynn to Spalding runs through the village, and with a bus stop a few metres away from the property makes this property perfect for non-drivers. Holbeach itself is a small but busy market town, which has a good range of facilities including local Grocery Stores/Supermarkets, Doctors' Surgeries, Takeaways, Veterinary Practices, and Primary and Secondary Schools.

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

Hallway

Coved and textured ceiling. uPVC double-glazed door to the side. Access to part-boarded loft with ladder. Smoke alarm. Large storage cupboard with light and shelving. Intruder alarm panel. Radiator. 2 x double power-points. Carpet flooring.

Kitchen

14'9" (max) x 11'2" (max) (4.50m (max) x 3.42m (max))

Coved and textured ceiling. Inset ceiling lights. uPVC double-glazed window to the rear. Fitted range of matching wall and base units comprising a combination of cupboards and drawers with a worktop over and a tiled splashback. 1 and 1/2 bowl ceramic sink with a mixer tap. Ceramic induction hob with extractor fan over. Eye-level double oven and microwave. Integrated dishwasher. Breakfast bar. Space for an American-style tall fridge freezer. Radiator. 5 x double power-points. Single power-point. Tile flooring.

Utility Room

10'3" (max) x 4'11" (max) (3.14m (max) x 1.50m (max))

Coved and textured ceiling. uPVC double-glazed door to the rear. Fitted range of matching wall and base units with a worktop over and a tiled splashback. 1 and 1/2 bowl composite sink and drainer with a mixer tap. Wall-mounted 'Worcester' combi boiler. Under counter space and plumbing for a washing machine. Tile flooring.

Living Room

19'7" (max) 14'3" (max) (5.97m (max) 4.36m (max))

Coved and textured ceiling. Inset ceiling lights. 3 x wall lights. Double aspect room with uPVC double-glazed windows to the rear and the side. uPVC double-glazed French doors to the rear conservatory. Open fire grate set on a tiled hearth with a decorative tiled surround and a wooden mantle. Radiator. 4 x double power-points. TV point. BT point. Carpet flooring.

Conservatory

12'0" (max) x 9'4" (max) (3.68m (max) x 2.87m (max))

Part brick, part uPVC double-glazed construction with a polycarbonate roof. uPVC double-glazed French doors to the side. 2 x double power-points. Laminate flooring.

Bedroom 1

13'5" (max) x 11'3" (max) (4.10m (max) x 3.45m (max))

Coved and textured ceiling. Double aspect room with 3 x uPVC double-glazed windows to the front and a uPVC double-glazed bay window to the side. Built-in bedroom suite comprising cupboards and drawers. Radiator. 2 x double power-points. Carpet flooring.

En-Suite Wetroom

6'5" (max) x 5'5" (max) (1.96m (max) x 1.67m (max))

Coved and textured ceiling. uPVC double-glazed window to the side. Fully-tiled walls. Low-level WC. Feature ceramic console basin with ceramic legs. Mains-fed dual-headed shower. 2 x wall-mounted cupboards. Stainless steel heated towel rail. Extractor fan. Waterproof resin floor.

Bedroom 2

13'1" (max) x 9'2" (max) (3.99m (max) x 2.81m (max))

Coved and textured ceiling. uPVC double-glazed window to the front. Radiator. 2 x double power-points. Carpet flooring.

Bedroom 3

11'2" (max) x 10'7" (max) (3.42m (max) x 3.23m (max))

Currently utilised as a dining room. Coved and textured ceiling. uPVC double-glazed window to the front. Wall-mounted consumer unit. 2 x double power points. Radiator. Carpet flooring.

Bathroom

9'1" (max) x 7'0" (max) (2.79m (max) x 2.15m (max))

Coved and textured ceiling. uPVC double-glazed window to the rear. 4-piece suite comprising a low-level WC, a pedestal hand basin, a panelled bath with twin taps and a shower cubicle with a mains-fed shower. Fully tiled walls. Radiator. Extractor fan. Wood-effect laminate flooring.

Outside

Set back from the quiet road, the bungalow offers a large frontage with a lawn, decorative paving, mature trees, bushes and shrubs. The block-paved driveway provides off-road parking for several vehicles including a caravan/motorhome if desired, with further space in the detached double garage. The front of the property benefits from outside lights and a water butt. 2 x wooden pedestrian gates provide access to the rear garden.

To the rear of the property is a good-sized, fully enclosed garden, laid mostly to lawn with 2 patio areas and pretty borders comprising mature trees, shrubs and bushes. The garden benefits from an outside light and an outside tap, whilst 2 x water butts collect rain water to help reduce the costs of maintaining the garden.

Detached Garage

17'7" x 17'5" (5.36m x 5.32m)

Up and over electric garage door. Part double-glazed pedestrian door. Power and lighting. 4 x double power points. Outside tap.

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

Energy Performance Certificate

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

Services

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

Central heating type - Gas central heating.

Mobile Phone Signal

Inside - O2 is Likely over Voice and Data. Vodafone is likely over Voice and Data. EE is limited over Voice and Data. Three is not available.

Outside - EE is Likely over Voice and Data. Three is Likely over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Visit the Ofcom website for further information.

Broadband Coverage

Ultrafast broadband is available.

Visit the Ofcom website for further information.

Flood Risk

This postcode is deemed as having 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

www.gov.uk/request-flooding-history

Directions

From the Long Sutton office of Geoffrey Collings & Co, head north-west on High Street/B1359 and continue for 1.5 miles. At the roundabout, take the 3rd exit onto the A17. In 0.4 miles turn left onto Churchgate. Continue onto Church End, and onto Topsgate, where the bungalow is located on the right-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 5:30pm. 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.





17 Blacktriars Street
King's Lynn
Norfolk
PE30 1NN

7b Hunstanton Road
Dersingham
Norfolk
PE31 6HH

50 Marshland Street
Terrington St Clement
Norfolk
PE34 4NE

13 High Street
Long Sutton
Lincolnshire
PE12 9DB

Email: property@geoffreycollings.co.uk

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;

REFERRAL SERVICE PROVIDERS:

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.