

Offers in the region of £280,000 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.

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

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

<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

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.





17 Blackfriars 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.