



Offers in the region of £235,000 Freehold



16 Main Street, Gedney Dyke, Lincolnshire, PE12 0AJ

Nestled in the pretty village of Gedney Dyke, just 3 miles from the market town of Long Sutton, is this charming 2-bedroom detached bungalow. This property is bound to appeal to those who enjoy a peaceful lifestyle whilst still wanting the convenience of nearby amenities. The bungalow boasts a semi-open kitchen/dining/living area, practical for keen entertainers or a family who want the reassurance of being able to keep-an-eye on their child/ren whilst carrying out daily tasks. The living room is cosy in nature with feature beams and a decorative open fire. The kitchen offers space for dining, with the separate utility area providing additional storage space with its pantry and lobby. The fully-tiled contemporary bathroom with a corner bath and overhead shower is the ideal space to relax and unwind at the end of the day. Externally, the front of the property provides a generous gated gravel driveway providing ample parking for multiple vehicles. There is space for a motorhome/caravan if desired. The well-maintained rear garden is currently separated by picket fencing into zones of varying uses, with some zones being laid to gravel, whilst the largest is laid to lawn. The rear garden benefits from numerous storage sheds. The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, One Stop, Boots, Health Centre, Library, Ironmongers, Electricians, 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.

LONG SUTTON

Porch

6'4" x 3'1" (1.95 x 0.94)
uPVC double-glazed privacy door with matching uPVC double-glazed privacy side panels.

Hallway

Coved ceiling with an inset ceiling light. Loft hatch with a fitted loft ladder. Wooden-framed double-glazed privacy door with matching side panels. Alarm control panel. Radiator. Wood-effect laminate flooring.

Living Room

11'10" x 16'3" (3.62 x 4.96)
Coved ceiling with feature beams. Ceiling light pendant. uPVC double-glazed privacy window to the front. Radiator. Decorative open fireplace with a hearth and fire grate. Power-points. TV point. Carbon monoxide detector. Wood-effect laminate flooring.

Kitchen/Diner

11'10" x 9'10" (3.63 x 3.00)
Coved ceiling. Ceiling light. uPVC double-glazed window to the rear. Fitted range of matching wall and base units with a worktop over and a tiled splashback. 1 and 1/2 bowl stainless steel sink and drainer with a stainless steel mixer tap. Eye-level 'Hotpoint' oven and grill. Ceramic hob. Space and plumbing for a dishwasher. Space for a tall fridge-freezer. Radiator. Power-points. BT point. Tile flooring.

Inner Lobby

4'6" x 2'11" (1.39 x 0.89)
Textured ceiling. Ceiling light pendant. Pedestrian door to garage.

Utility Room

8'11" x 7'2" (2.74 x 2.20)
Part-brick, part-uPVC double-glazed construction with uPVC clad ceiling. uPVC double-glazed door with a fitted cat flap. Fitted worktop with undercounter space and plumbing for a washing machine and space for a tumble dryer.

Pantry

4'5" x 2'10" (1.37 x 0.87)
Walk-in pantry with fitted shelving.

Bedroom 1

11'10" x 11'10" (3.62 x 3.63)
Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. Power-points. TV point. Carpet flooring.

Bedroom 2

9'10" x 10'7" (3.02 x 3.24)
Coved ceiling. Ceiling light. uPVC double-glazed window to the rear. Radiator. Power-points. TV point. Carpet flooring.

Bathroom

5'4" x 6'10" (1.65 x 2.1)
2 x ceiling lights. uPVC double-glazed privacy window to the rear. 3-piece suite comprising a low-level WC, a vanity basin unit and a corner bath with an electric shower and shower curtain over. Fully tiled walls. Heated towel rail. Extractor fan. Tile flooring.

Garage

The garage is currently partitioned to create an office space and storage area. The electric roller shutter door is still in situ and so it could easily be returned to a garage. Pedestrian door to the inner lobby. Power-points and lighting. Wall-mounted consumer unit.

Outside

To the front of the property is a gated gravel driveway providing off-road parking for multiple vehicles. There is an area laid to lawn with an established tree. The front garden is bordered by a combination of established hedging and picket fencing. Pedestrian gates to each side of the bungalow provide access to the rear garden.

To the rear of the property is a well-maintained garden currently separated by picket fencing into zones of varying uses, with some zones being laid to gravel, whilst the largest is laid to lawn. The rear garden benefits from numerous storage sheds of both wooden and metal construction.

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 D. 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 coverage 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 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 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 turn right onto Lowgate. Turn right onto Main Street 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 5:00pm. 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.