



24 West Drove South
Gedney Hill PE12 0PN
£480,000



24 West Drove South

Gedney Hill PE12 0PN

Individually built this impressive detached house enjoys a village location only 7.4 miles from Crowland # and on the edge of Gedney Hill which counts among its amenities a Post Office stores, Golf Course, Fishery and Primary School. The property is built to a high standard and enjoys an air source pump to heat the property.

The accommodation measures 211 sqm+ and boasts a full height Entrance Hall with a 'Dog Leg' staircase and glass balustrades, good size Lounge, fitted Kitchen Breakfast Room, practical size Utility Room and Cloakroom W.C. Also the property is made more versatile with a two storey Annex which can be accessed from the Entrance Hall or Landing, These rooms can otherwise can be an additional reception room or Ensuite Bedroom.

The Landing overlooks the Hall and has access to the main Ensuite Bedroom, two further double Bedrooms and a four piece Family Bathroom along with the Ensuite Annex Bedroom.

Outside is ample parking for numerous vehicles, a single Garage and a garden laid to lawn.

Viewing of this individual and versatile family home is strongly urged.

Tenure Freehold
Council Tax D For the main house
Annex Rated A
Source Googlemaps
+ EPC Certificate

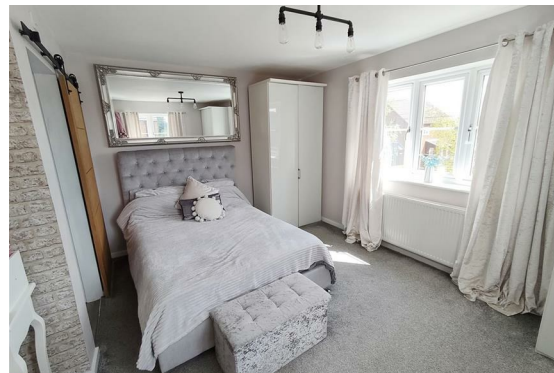




Floor To Ceiling Entrance Hall
 12'1" x 12'0" (3.69m x 3.68m)
 Impressive Dog Leg staircase with glass balustrades leading to the Galleried Landing, storage cupboard below, opening to

Lounge
 22'0" x 13'0" (6.71m x 3.98m)
 Wood burner feature to a modern inglenook fireplace, French doors to the rear Garden.

Annex Lounge/Kitchenette
 18'8" max x 14'6" max (5.71m max x 4.42m max)
 Corner positioned fitted Kitchenette with integrated electric oven, hob and hood. Door to the side of the property, spiral staircase to the first floor annex Bedroom.



Kitchen Diner
 Fitted with a range of base and eye level Kitchen units with a matching Island breakfast bar and storage feature, wooden worktops, range size cooker hood, integrated dishwasher, fridge and freezer. Bifold doors to the rear Garden

Utility Room
 Base storage kitchen units, plumbing for an automatic washing machine, door to parking area, door to

Cloakroom W.C.

Galleried Landing
 Airing cupboard, doors to

Bedroom 1
 18'6" max x 13'0" max (5.65m max x 3.97m max)
 Door to

Ensuite Shower Room

Bedroom 2
 12'11" x 12'0" (3.96m x 3.67m)

Bedroom 3
 12'1" x 11'3" (3.69m x 3.44m)

Bedroom 4 Annex Bedroom
 14'6" max x 13'6" av (4.43m max x 4.12m av)
 Spiral staircase to ground floor annex Lounge/Kitchenette, door to

Ensuite Shower Room

Family bathroom
 Four piece suite comprising, shower enclosure, double ended bath, hand wash basin, low level W.C.

Outside
 To the front and side of the property is ample gravel parking space with gated access to an inner parking area leading to a single garage, there is side access to the Annex and the rear garden is laid to lawn with a good size patio seating area.



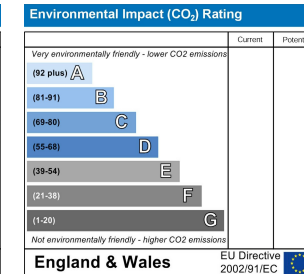
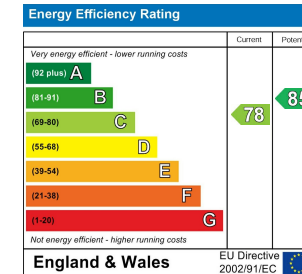
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



9 North Street,
Crowland, PE6 0EG
T: 01733 259995
E: crowland@firminandco.co.uk