

3 bed detached house to buy in

Station Road, Gedney Hill, Spalding, Lincolnshire, PE12 0NP

£315,000 Starting Bid

x 3 x 1 x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Detached Home
- Three Bedrooms
- EPC Rating E

Key Information

- Council Tax: Band C
- EPC Rating: E
- Heating supply: Oil
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

detached 3 bedroom house built in the 1950's which has been modernised and provides comfortable family accommodation.

DESCRIPTION

Interesting and exciting opportunity to purchase a detached house with adjacent former garage/workshop - planning for 2 building plots (including demolishing the workshop). Planning Reference H07-0267-25. Total site area is 0.376 acres. Oil fired central heating, private drainage, delightful open views to the front and rear.

ACCOMMODATION

THE HOUSE

UPVC front entrance door with leaded light glazed panel to:

RECEPTION HALL

10' 2" x 8' 4" (3.10m x 2.55m) Attractive woodgrain effect flooring, UPVC window to the side elevation, radiator, staircase off, doors arranged off to:

SITTING ROOM

13' 5" x 10' 7" (4.09m x 3.23m) Wood grain effect flooring, UPVC window to the front elevation, coved cornice, radiator, ceiling light.

DINING ROOM

13' 4" x 11' 7" (4.08m x 3.55m) UPVC patio doors to the side elevation, double radiator, coved cornice, ceiling light, door to:

REAR ENTRANCE/STORE ROOM

7' 8" x 5' 11" (2.34m x 1.82m) Half glazed UPVC external entrance door, UPVC window, radiator, ceiling light, door to:

UTILITY/CLOAKROOM

9' 5" x 4' 8" (2.89m x 1.44m) Worcester oil fired central heating boiler, two piece suite comprising low level WC and pedestal wash hand basin, plumbing and space for washing machine, further appliance space, vertical radiator/towel rail, obscure glazed UPVC window.

KITCHEN

8' 5" x 8' 3" (2.58m x 2.52m) Roll edged worktop, electric oven, LPG gas hob, base cupboards and drawers, worktops with inset single drainer stainless steel sink unit with mono block mixer tap, UPVC window to the rear elevation with tiled sill, quarry tiled floor, radiator, appliance space, understairs store cupboard/pantry.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING

Built-in shelved store cupboard, doors arranged off to:

BEDROOM 1

13' 4" x 12' 4" (4.08m x 3.77m) maximum into the UPVC window to the front elevation Fitted carpet, coved cornice, radiator, ceiling light.

BEDROOM 2

13' 3" x 11' 8" (4.05m x 3.57m) Fitted carpet, UPVC window to the rear elevation, radiator, ceiling light, coved cornice.

BEDROOM 3

9' 4" x 7' 3" (2.87m x 2.22m) Fitted carpet, UPVC window to the front elevation, coved cornice, radiator.

SHOWER ROOM

8' 0" x 8' 3" (2.46m x 2.54m) Fitted shower cabinet, pedestal wash hand basin, low level WC, half tiled walls, vertical radiator/towel rail, ceiling light, access to loft space, extractor fan, obscure glazed UPVC window.

EXTERIOR

The house itself has ample off-road parking to the gravelled frontage and has an established rear garden with patio, gravelled area, lawn, stocked borders, 2 apple trees and oil tank.

BUILDING PLOT NO. 1 To the left hand side (south) of the property as viewed from the road is a building plot. The plot has Outline Planning Permission for a detached property.

To the right hand side (north) is the:-

FORMER GARAGE PREMISES Comprising a:

DETACHED BRICK WORKSHOP Approximately 14m width x 8m depth with twin roller doors, rear and side windows, concrete floor, power and lighting. 3 Phase electricity connected.

There is a further garden area behind the workshop and this would constitute the:

SECOND BUILDING PLOT Subject to demolition of the workshop.

LOCATION

A pleasant convenient location; 30 minutes drive from Peterborough, then 50 minutes by train to London, Kings Cross. Access to the East Coast Main Line and wider rail network. Close to the historic market towns of Crowland and Spalding.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £315,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Asbestos

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

Water meter: Yes

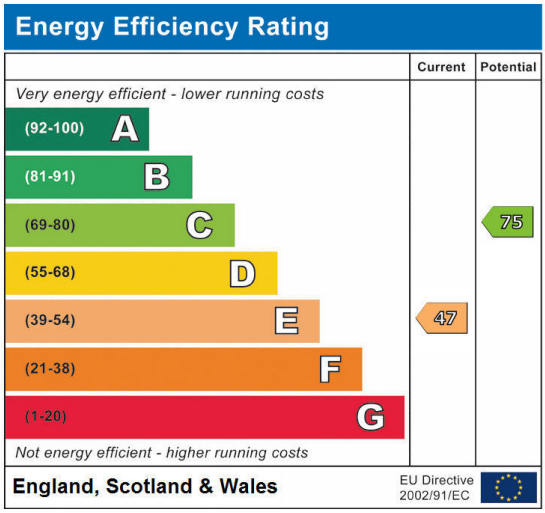
Sewerage: Septic Tank

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good





Station Road, Gedney Hill, Spalding, Lincolnshire, PE12 0NP

Contact your local branch today for more information on this property:

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