



### 3 bed detached house to buy in

Main Road, Gedney Drove End, Spalding,  
Lincolnshire, PE12 9PD

**£195,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Detached House
- ✓ EPC Rating E

## Key Information

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

## Description

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

A detached 3 bed house located on Main Road in the rural village of Gedney Drove End, single garage and generous off road parking.

Edward Villa offers a peaceful location and nearby you will find Gedney Drove End Primary School, Lutton St Nicholas Primary Academy and University Academy Long Sutton

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any inquiry, bid or viewing of the subject property will require your details to be shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

### Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification and identity process in accordance with Anti Money Laundering procedures.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the lot subject to any special conditions detailed in the legal pack. The deposit will be a contribution to the purchase price. A non-refundable reservation fee may also be payable upon agreement of sale (Details of which can be obtained from the auctioneers website). The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £195,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate 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: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## **Kitchen**

2.44m x 2.43m (8'0" x 7'11")

Fitted light oak faced units with marble effect worktops Stainless steel single inset sink Built in cupboards below worktops Eye level wall cupboards Beko built in electric oven Logik 4 plate ceramic hob with extractor hood over Vinyl wood effect flooring Electric night storage heater Electric light point

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## **Breakfast Room**

3.71m x 3.70m (12'2" x 12'1")

UPVC part glazed entrance door Vinyl wood effect flooring Electric night storage heater Built in cupboards in recess Archway to Kitchen

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## **Utility Room**

3.95m x 2.41m (12'11" x 7'10")

Built in worktop and fitted wall cupboards Inset stainless steel sink unit Vinyl wood effect flooring Plumbing for washing machine External part glazed UPVC door

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## **Separate WC**

1.42m x 0.92m (4'7" x 3'0")

Low level wc flush suite Extractor fan

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## **Front Entrance Hall**

3.99m x 1.87m (13'1" x 6'1")

UPVC part glazed entrance door Storage heater Carpet BT Point Staircase off

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## **Living Room**

4.02m x 3.99m (13'2" x 13'1")

Bay window in addition Fireplace of small inglenook design housing solid fuel room heater Electric night storage heater Carpet Ceiling Rose

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## **Dining Room**

4.02m x 3.69m (13'2" x 12'1")

Bay window in addition Firegrate having adam style surround Tiled inset and hearth Electric night storage heater Carpet

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## **Stairs and Landing**

2.29m x 0.88m (7'6" x 2'10")

With separate access to bedrooms and bathroom

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## **Bedroom 1**

4.00m x 3.72m (13'1" x 12'2")

Electric night storage heater UPVC Windows to front and side elevations Artex ceiling Carpet Powerpoint/electric point

## **Bedroom 2**

*4.01m x 3.59m (13'1" x 11'9")*

Electric night storage heater UPVC window to front and side elevation Carpet

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## **Bedroom 3**

*3.70m x 3.70m (12'1" x 12'1")*

Built in airing cupboard housing copper hot water cylinder Fitted electric immersion heater Electric night storage heater Wood effect flooring

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## **Boxroom**

*3.01m x 1.28m (9'10" x 4'2")*

Area over stairwell and window to front elevation Carpet

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## **Bathroom**

*2.44m x 1.28m (8'0" x 4'2")*

Panelled bath Pedestal hand basin Low level wc flush suite Corner shower cubicle with electric shower unit Extractor fan Fully tiled walls Artexed ceiling Electric night storage heater Vinyl floor covering

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## **Garage**

*4.82m x 3.15m (15'9" x 10'4")*

Concrete sectional single garage with corrugated asbestos roof Up and over door

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## **Garden**

*4.82m x 3.15m (15'9" x 10'4")*

Lawned garden frontage

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## **Yard**

Paved area with gravel to the side



Total area: approx. 133.7 sq. metres (1439.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Main Road, Gedney Drove End, Spalding, Lincolnshire, PE12 9PD

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