



Pegasus, Dawsmere Road  
Gedney Drove End, Spalding, Lincolnshire, PE12 9PQ

£365,000

## 3 Bedroom Detached Bungalow

- Freehold
- Total Plot in Excess of 1.7 acres (sts)
- Open Views
- Detached Bungalow
- 3 Double Bedrooms
- Refitted Shower Room
- Kitchen/Diner
- Lounge and Study
- Separate Gated access to the Land
- Semi Rural Location
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for Pegasus, Dawsmere Road, Gedney Drove End, Spalding, Lincolnshire, PE12 9PQ](#)



## Overview

This is a rare opportunity to acquire a well presented detached bungalow, sitting on a total plot in excess of 1.7 acres (sts), ideal for equestrian or dog lovers alike, located within the semi rural village of Gedney Drove End. The property enjoys countryside tranquillity while still being within reach of nearby amenities, schools, and transport links in Holbeach and Long Sutton. The bungalow itself has been recently updated by the current owners and offers comfortable and versatile living accommodation, while the surrounding land which includes storage sheds, a field shelter and a variety of fruit trees, provides endless possibilities for equestrian or canine use, hobby farming, or simply enjoying the peace and privacy of rural living.

This bungalow offers a wonderful flow throughout with a Study, opening to the inner hallway and Bedroom 3, Kitchen/Diner, bright and inviting dual aspect family Lounge with multi fuel burner, Two further double Bedrooms, one having french doors opening to the rear garden, alongside a recently refurbished Family Shower Room.



Outside the bungalow sits upon a total plot of approx. 1.7 acres (sts). To the rear, part of the garden is mostly laid to lawn, well established with plants and shrubs as well as being enclosed and having a gravel patio area. There is an outside store which the current owners use for utility purposes for additional convenience. In addition to this are 3 timber storage sheds. To the left and rear of the property sits the remaining acres, offering endless potential from grazing paddocks and smallholding uses to landscaped gardens or leisure spaces. There are mature trees, a range of fruit trees and a field shelter along with open field views creating a serene, private setting. This also benefits from a separate driveway and gated access and a gravelled area which has been utilised for parking. To the front the bungalow itself, it offers off road parking for several vehicles and garden area.

#### Agents Notes:

The vendor has informed us that the property is serviced by a septic tank.

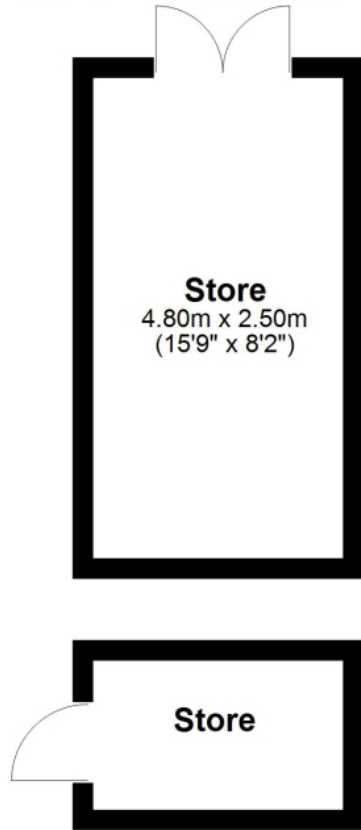
There is covenant to state that they must allow neighbours in Bamford to pass over the driveway for access for maintenance to their property.

We have also been informed by the vendor that the property and part has a well progressed Possessory Title. This was applied for in July 2016 and so Title Absolute can be applied for in July 2028. This may reduce lending options. If a mortgage is required, please check this with the lender. The remainder of the land has a Title Absolute.

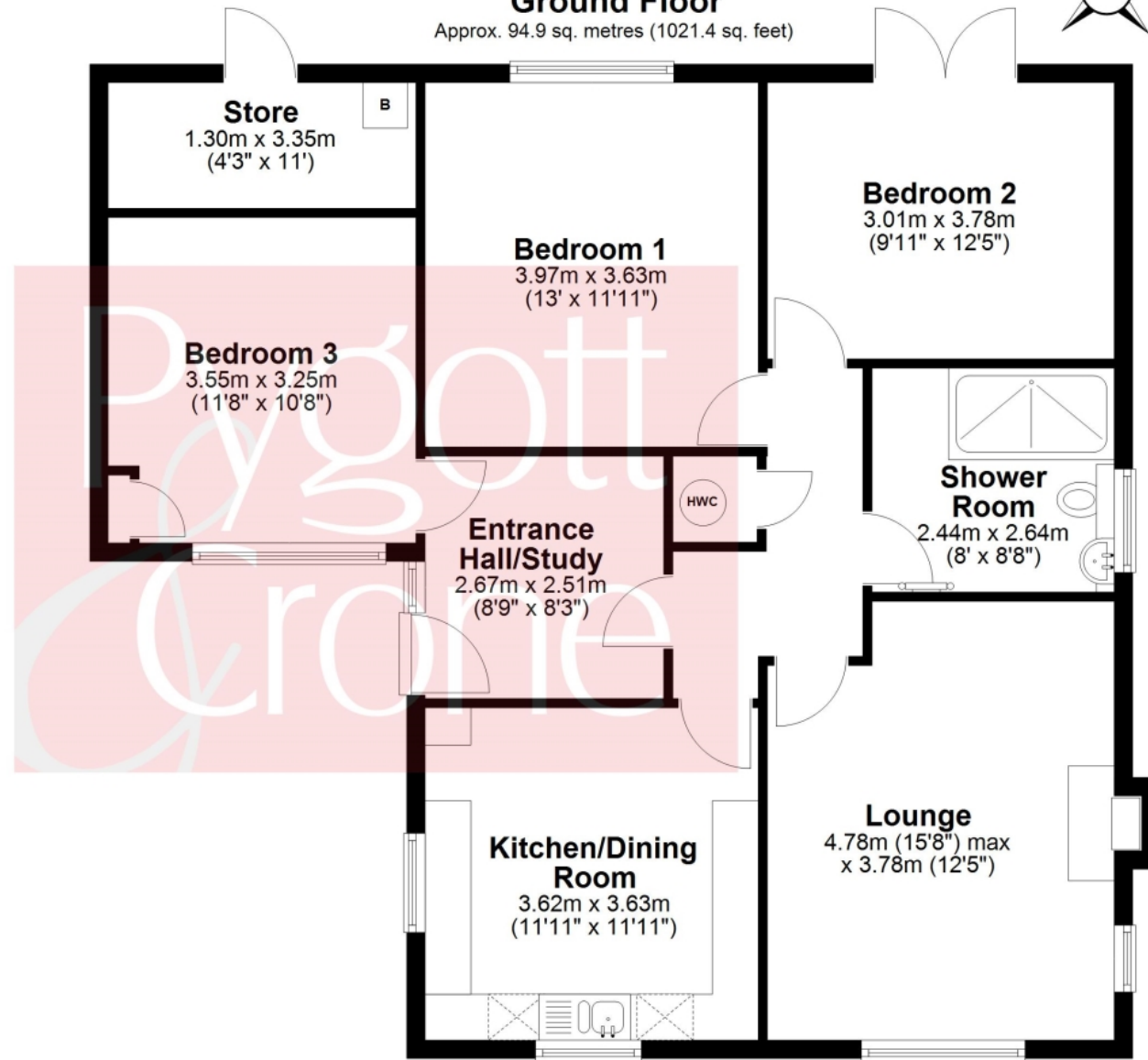




**Outbuilding to Rear**  
Approx. 15.7 sq. metres (169.4 sq. feet)



**Ground Floor**  
Approx. 94.9 sq. metres (1021.4 sq. feet)



Total area: approx. 110.6 sq. metres (1190.8 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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**Josh Campbell-Foreman**  
Mortgage & Protection Adviser

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is on the market with our Spalding branch

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10 Bridge Street, Spalding PE11 1XA

01775 717360