



Clipsham House, Pinstock Lane, GEDNEY, Lincolnshire PE12 0BT £500,000



*** NEW BUILD *** Clipsham House is an executive detached residence set within the sought-after rural village of Gedney. Constructed in refined Clipsham stone, the property offers an elegant and timeless presence. The interior provides generous and well-considered living space, including three reception rooms and four substantial bedrooms, two with high-quality en-suites. The ground-floor dining room offers scope to be converted into a downstairs bedroom, subject to any necessary consents. Backing onto the utility room and positioned adjacent to the downstairs cloakroom, there is potential to create an en-suite arrangement, which may appeal to families requiring ground-floor accommodation. A double garage complements the home with excellent parking and storage. Ideally located for Holbeach and Long Sutton, this exceptional property blends rural tranquillity with convenience, appealing to buyers seeking a premium lifestyle. EPC Energy Rating B / Council Tax Band F.



UPVC FRONT DOOR INTO:

ENTRANCE HALL

Two UPVC windows to the front. Stairs to first floor accommodation, spotlights, two storage cupboards and underfloor heating.

LOUNGE / BEDROOM FIVE

4.37m x 4.12m (14' 4" x 13' 6") (Approx) UPVC window to the front and underfloor heating.

LIVING ROOM

7.30m x 4.13m (23' 11" x 13' 7") (Approx) UPVC window to the front, two UPVC windows to the side, UPVC bi-folding doors to rear and underfloor heating.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising vanity wash hand basin and low level WC. Spotlights, extractor fan and tiled flooring with underfloor heating

UTILITY ROOM

Fitted with a range of eye level and base units with worktop over. Stainless steel sink with drainer and swan neck mixer tap over. Space and plumbing for washing machine and tumble dryer. Spotlights and underfloor heating. UPVC window and door to the side.

KITCHEN / DINING ROOM

6.38m x 5.08m (20' 11" x 16' 8") (Approx) Fitted with a range of eye level and base units with quartz worktop over, and central kitchen island with storage and pendant lighting over. Undermount sink with inset drainer and swan neck mixer tap over. Double eye level oven, hob with extractor hood over. Integrated dishwasher and fridge/freezer. Spotlights and underfloor heating. UPVC windows to the side and rear. UPVC bi-folding doors to rear patio.

GALLERIED LANDING

UPVC window to the front, loft access, storage cupboard and radiator.

PRINCIPAL BEDROOM

5.07m x 4.85m (16' 8" x 15' 11") (Approx) UPVC window to the rear, UPVC Velux skylights, spotlights, storage cupboard and radiator.

EN-SUITE

Fitted with a three piece suite comprising tiled shower cubicle with inset storage and rainfall shower head, vanity wash hand basin and low level WC. Radiator, tiled flooring, spotlights and extractor fan. UPVC window to the side.

BEDROOM TWO

4.12m x 3.59m (13' 6" x 11' 9") (Approx) UPVC window to the front, storage cupboard and radiator.

EN-SUITE

Fitted with a three piece suite comprising tiled shower cubicle with inset shelf and rainfall shower head, vanity wash hand basin and low level WC. Spotlights, tiled flooring, extractor fan and radiator.

BEDROOM THREE

4.17m x 3.59m (13' 8" x 11' 9") (Approx) UPVC window to the rear and radiator.

BEDROOM FOUR

4.17m x 3.59m (13' 8" x 11' 9") (Approx) UPVC window to the front and radiator.

BATHROOM

Fitted with a three piece suite comprising 'P'- shaped bath with shower over, dual vanity wash hand basins and low level WC. Modern vertical radiator, partly tiled, tiled flooring, spotlights, extractor fan. UPVC window to the side.

OUTSIDE

The front of the property is predominantly gravelled, with a paved pathway leading to the front entrance and continuing around to the rear. Ample off road parking is available in front of the double garage.

To the rear, a paved path surrounds the property, opening onto a generous patio area ideal for outdoor seating and entertaining. The garden is enclosed with fencing and benefits from gated access to the front.

DOUBLE GARAGE

Electric roller door, light and power connected.

FLOORPLAN

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENTS NOTE

The star symbol indicates use of AI to digitally enhance an image. Examples may include removing temporary objects such as vehicles or personal items, adding virtual furniture to an empty space for proportion and lifestyle ideas or adjusting the sky/gardens. The property itself or it's condition are never altered.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	83	87