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The Wishes, 4 Engine Dyke, Gedney Dyke PE12 0BE

Offers in the Region of £255,000 Freehold

- Detached Bungalow in Non-Estate Location
- Semi-Rural Village with Open Views to the Rear
- 3 Bedrooms
- Lounge, Dining Room, Conservatory
- Off-Road Parking for Several Vehicles

Deceptively spacious and extremely well presented 3 bedroom detached bungalow with established gardens, open views to the rear, ample off-road parking. This delightful bungalow is situated in a non-estate location within the small village of Gedney Dyke and offers well proportioned accommodation. Viewing recommended.



ACCOMMODATION
UPVC double glazed front entrance door with matching side panel to:

RECEPTION HALL
Central heating thermostat control, laminate flooring, access to loft space (with light), Airing Cupboard housing the electric Aquafficient water heater serving the domestic hot water system. Fischer electric radiator, door to:

DINING ROOM
11' 8" x 9' 4" (3.57m x 2.87m) Fischer electric radiator, coved cornice, laminate flooring, UPVC double glazed patio doors opening on to the rear garden. Semi open plan access to:

LOUNGE
15' 8" x 11' 7" (4.79m x 3.55m) Fireplace with multi fuel burner, raised hearth and mantle over, TV point, coved cornice, UPVC double glazed window to the front elevation, Fischer electric radiator.











MODERN FITTED KITCHEN
19' 1" x 9' 4" (5.84m x 2.86m) Range of matching eye level wall cupboards, base units and drawers, worktops with one and a quarter bowl single drainer composite sink unit with mixer tap, pantry/storage cupboard, plumbing and space for washing machine and dishwasher, further appliance space, eye level electric oven/air fryer, microwave oven, integrated built-in 4 ring induction hob with extractor hood above, UPVC double glazed windows to the side and rear elevations, storage cupboard with fitted shelving, Fischer electric radiator.

CONSERVATORY
12' 5" x 11' 2" (3.80m x 3.42m) Half brick and double glazed construction with power and lighting, ceramic floor tiles, UPVC double glazed French doors on to the garden, Fischer electric radiator.

BEDROOM 1
11' 8" x 11' 5" (3.57m x 3.48m) UPVC window to the front elevation, laminate flooring, USB point, coved cornice, Fischer electric radiator.

BEDROOM 2
15' 8" x 8' 3" (4.79m x 2.54m) UPVC window to the front and side elevations, Fischer electric radiator, coved and textured ceiling, Broadband point, access to part boarded loft space.

BEDROOM 3
10' 9" x 9' 10" (3.30m x 3.00m) Fischer electric radiator, laminate flooring, French doors to the Conservatory, coved cornice, ceiling fan with lights.

SHOWER ROOM
Fitted three piece suite comprising shower cubicle with fitted electric shower and glazed door, low level WC, vanity wash hand basin with base storage cupboard, Fischer electric radiator, ceramic floor tiling, obscure glazed UPVC window, coved cornice.

EXTERIOR
The property is situated on a generous sized plot with extensive off-road parking for several vehicles.

Electric charging point for vehicles next to the front door outside.

Side gated access leading to:

ESTABLISHED REAR GARDEN
Lawn, flower beds, stocked borders, artificial grass, fishpond, paved patio, chicken house, outside tap and lighting. The property enjoys open views of farmland to the rear.







DIRECTIONS

From Spalding proceed in an easterly direction to Holbeach following the link road up to the A17. Join the A17 eastbound, proceed for around 3 miles taking a left hand turning signposted Gedney Dyke and Hovenden House. Proceed into the village, turn right into Engine Dyke and the property is situated on the right hand side.

AMENITIES

Convenient for access to nearby Holbeach, Long Sutton, Spalding, Peterborough and Kings Lynn.

SERVICES

Mains water and electricity. Modern Fischer electric heating/hot water system. Private drainage to a modern bio-tec drainage system installed in 2022 and regularly serviced.







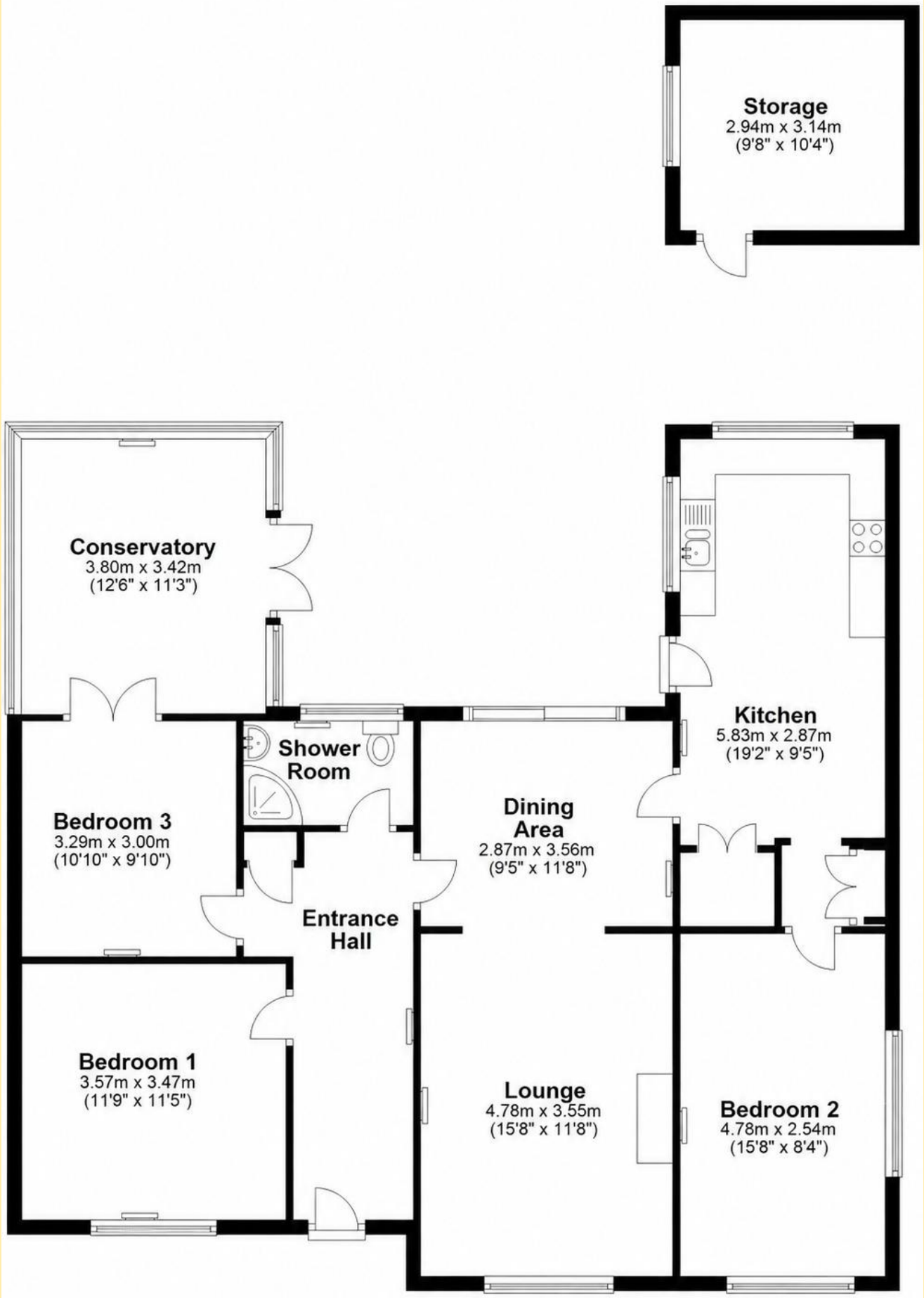





THE WISHES

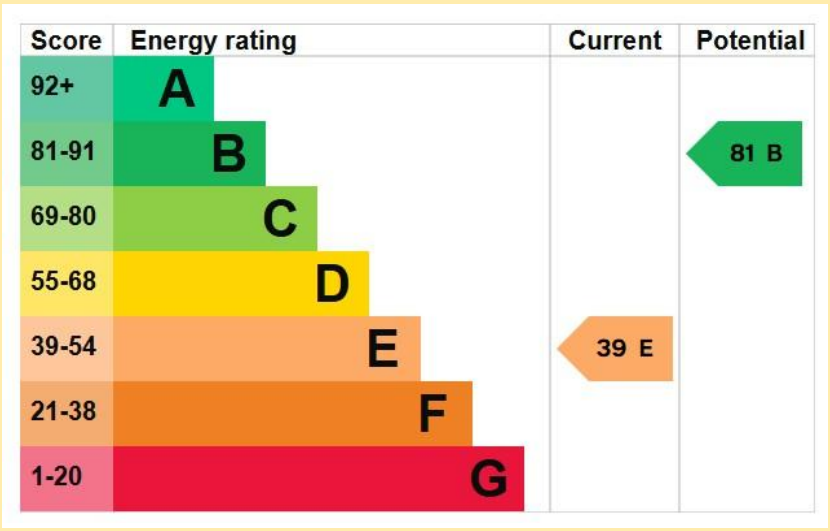
Ground Floor

Approx. 120.5 sq. metres (1296.9 sq. feet)



Total area: approx. 120.5 sq. metres (1296.9 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.



TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND B

LOCAL AUTHORITIES
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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Ref: S12011 (24 July 2026)
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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