



**Highstock Lane, Gedney Hill, Spalding
Lincolnshire PE12 0QG**

Price £450,000 Freehold

Detached Annex to the rear!!

Nestled in the charming semi-rural village of Gedney Hill, this delightful extended detached bungalow from the 1980s offers a unique blend of comfort and luxury. Boasting three bedrooms, three reception rooms, and two bathrooms, this property provides ample space for a family or those who love to entertain.

One of the standout features of this home is the wealth of additions that truly set it apart. Imagine relaxing in the garden room, unwinding in your very own sauna room, or hosting lively gatherings in the detached billiards/games room with its own bar area - the possibilities are endless.

For those who enjoy the outdoors, the low maintenance hard landscaped front and rear gardens provide the perfect setting for al fresco dining or simply soaking up the sunshine. Additionally, the property comes equipped with solar panels with storage batteries, ensuring not only energy efficiency but also cost savings in the long run.

The property is within walking distance to the local Morrisons convenience store and local Golf Course. The property has good road links to the A16 which connects you to Peterborough in 25 minutes and Spalding in 15 minutes.

With parking available for numerous vehicles, convenience meets luxury in this charming bungalow. Whether you're looking for a peaceful retreat or a space to host unforgettable gatherings, this property offers the best of both worlds. Don't miss the opportunity to make this house your home in the heart of Lincolnshire.

Energy Efficiency Rating	
Current	Potential
	72
56	

Environmental Impact (CO ₂) Rating	
Current	Potential

8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

www.morrissandmennie.com

Through the composite obscured double glazed side door, into the:-

ENTRANCE HALL :

Radiator, power points, loft hatch, storage cupboard and an airing cupboard.

DOUBLE ASPECT LOUNGE :
18'0" x 11'8" (5.49m x 3.56m)



UPVC double glazed window to the side, two UPVC double glazed windows to the front, radiator, power points, open fireplace, TV point.

KITCHEN/DINER :
16'3" x 12'3" (4.95m x 3.73m)



UPVC double glazed window to the front, high gloss handle-less base and eye level units with a solid wood work-surface over, sink and drainer with a mixer tap, a separate filter tap and a Quooker hot water tap, integrated electric double oven and grill with an integrated microwave and convection oven, induction hob with an extractor hood over, inset spotlights, glass splash-back's, integrated dishwasher, space and point for a fridge/freezer, walk-in larder pantry cupboard with inset shelving and spotlights, power points (some with USB charging) kick board heater, double glazed sliding patio doors to the garden room.

DINING ROOM :
12'0" x 8'0" (3.66m x 2.44m)

UPVC double glazed window to the front, radiator, Fujitsu air-conditioning and heating system, power points. internal door to the utility room.

UTILITY ROOM :

UPVC obscured double glazed window to the rear, wall mounted battery storage units and solar units with a Worcester Bosch wall mounted LPG gas boiler, space and plumbing for a washing machine, space and point for a tumble dryer.

GARDEN ROOM :
9'7" x 9'1" (2.92m x 2.77m)

UPVC double glazed French doors to the side, patio doors to the kitchen, radiator, power points, telephone points and a TV point.

SAUNA ROOM :
15'5" x 9'7" (4.70m x 2.92m)



UPVC double glazed window to the rear, radiator, power points, wall mounted heated towel rail, a fully tiled shower cubicle with an electric mixer shower, inset spotlights, media speakers to the wall, tiled floor and extractor fan, door accessing the cloakroom.

CLOAKROOM :
UPVC obscured double glazed window to the rear, W.C, vanity washbasin with taps over and storage cupboards beneath, radiator, tiled floor.

BEDROOM ONE :
17'5 x 10'2 (5.31m x 3.10m)

UPVC obscured double glazed window to the side. Dressing Area : Radiator, power points, wall mounted air-conditioning and heating unit.

EN-SUITE :
UPVC obscured double glazed window to the side, fully tiled shower cubicle with an electric mixer shower over, W.C, vanity washbasin with taps over and storage cupboards beneath, bidet and a radiator.

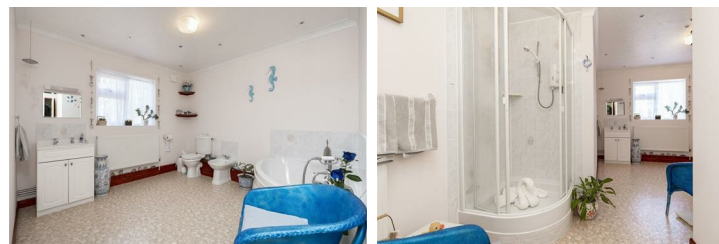
BEDROOM TWO :
11'0" x 10'0" (3.35m x 3.05m)

UPVC double glazed window to the side, radiator and power points.

BEDROOM THREE :
10'0" x 9'9" (into the wardrobes) (3.05m x 2.97m (into the wardrobes))

UPVC double glazed window to the side, radiator, power points and built-in wardrobes.

BATHROOM :
15'4" x 10'0" (max) (narrowing to 10'0") (4.67m x 3.05m (max) (narrowing to 3.05m))



UPVC obscured double glazed window to the rear, a corner multi jet bath with a telephone style mixer tap over, W.C, vanity washbasin with taps over, fully tiled shower cubicle with an electric mixer shower over, radiators, inset spotlights.

EXTERIOR :

The property offers a vast amount of gravelled off-road parking for numerous vehicles, with an electric charging point to the side, solar panels to the roof and a courtesy outside light. The property benefits from having pedestrian access to both sides of the dwelling; with the rear garden being enclosed by hedging and panel fencing. A patio seating area is ideally located adjacent to the garden room, along with outside lights and an outside tap. The rear garden is all low maintenance, being laid to gravel with a circular decorative patio seating area having an enclosed roof and brick pillars; this then leads to the summerhouse.

To the rear of the garden, is an open area, which could be separated from the adjacent neighbours garden with panel fencing being erected. There is a separate driveway to the rear of the property, which allows vehicular access for further parking if needed, this then carries on to the detached billiards/games room.

SUMMERHOUSE :
15'6 x 7'8 (4.72m x 2.34m)

Having power and lighting connected, wooden French doors to the front and two windows to the front, wooden floor, separate fuse box, electric fireplace and power points.

DETACHED BILLIARDS/GAMES ROOM :
32'4 x 20'6 (not inc cloakroom/store room) (9.86m x 6.25m (not inc cloakroom/store room))



Being of brick construction with a UPVC double glazed window to front, 2 UPVC double glazed windows to the front, both heated and cooled by a Fujitsu air-conditioning and heating system, multiple power points, a bar area with base units and a work surface over, wall lights

Storage Room :
12'7 x 4'8 (3.84m x 1.42m)

Cloakroom :
Having a W.C, vanity washbasin with a mixer tap over and storage cupboards beneath, solar panels to the roof.

SERVICES :
Council Tax Band - D
Energy Performance Rating -D
LPG Gas
Solar Panels - 2 Solar systems are installed, one being on an existing FIT (Feed In Tariff agreement), the second having battery storage and emergency power supply facility.
Mains Water
Private Sewerage Treatment System

Viewing Arrangements			
Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.			
Open 6 days			
Spalding Office		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday:	9am to 4pm	Saturday:	9am to 2pm
Sunday:	Closed	Sunday:	Closed
Offer Procedure			
Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.			
In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.			
Mortgage Advice			
If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage. We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances. Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.			
Legal Fees			
Ask for a quotation from our Conveyancing Department.			
Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.			

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale. These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

Your home your mortgage
INDEPENDENT MORTGAGE ADVICE
EVENING & WEEKEND APPOINTMENTS AVAILABLE
4 Finkin Street | Grantham | NG31 6QZ

T. 01476 569090
www.mortgageoptionsonline.co.uk