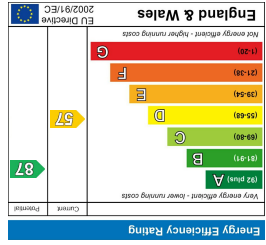


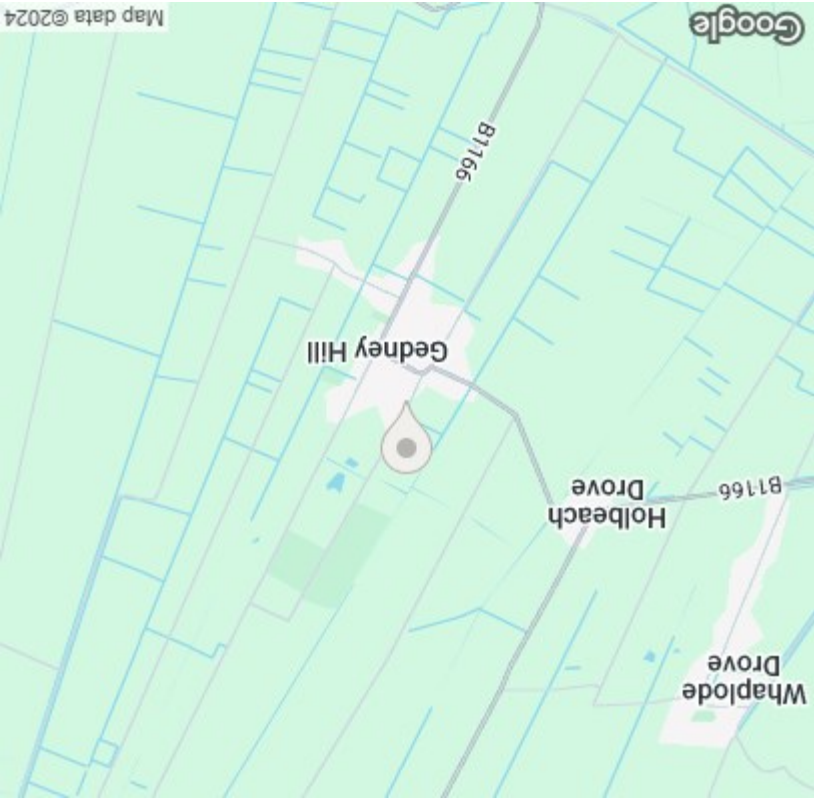
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>
 Disclaimers and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Energy Efficiency Graph



Area Map



Floor Plan



West Drove North
 Gedney Hill, Spalding, PE12 0PL

Offers In Excess Of £385,000 - Freehold , Tax Band - B



West Drove North

Gedney Hill, Spalding, PE12 0PL

Located in the popular Lincolnshire Village of Gedney Hill, approximately three miles east from the market town of Crowland. With an open plan front drive and garden with access to the double garage, off road parking for eight plus vehicles, side access to the rear, a large metal storage shed/workshop, a green house, and various outbuildings, this home is ideal for an extended family, or someone needing the facilities to work from home. Rebuilt in 2021, prepare to be amazed by this spacious single-storey home, boasting a total area of 144 square metres.

The property captures the essence of comfortable living, effortlessly accommodating family needs with its four well-designed bedrooms, the master bedroom benefitting from an en-suite bathroom comprising a four-piece suite including a jacuzzi spa bath plus a shower. There is a separate family bathroom for your convenience. At the heart of the home is the generous living room, offering plentiful space for entertainment, relaxation, and quality family time. The home offers a versatile floor plan, inclusive of a ready-to-use fully fitted luxury kitchen, complimentary quartz work surfaces over, equipped with an electric oven and gas hob, with space for a fridge/freezer and a dishwasher perfect for home chefs. Along with its primary areas, the property also offers four additional rooms which can be customized according to your needs, be it an office, a fitness room or a play area. Please note the vendor is currently in the process of redecorating these areas. Ideal for families or investors, this is a property with immense potential located in a semi rural location.



- Entrance Hall**
4'10" x 10'9"
- Bedroom Four/Office**
8'11" x 7'3"
- Hallway**
6'6" x 7'7"
- Bedroom Three**
12'0" x 10'10"
- Master Bedroom**
17'9" x 9'10"
- En-Suite Bathroom**
5'9" x 9'7"
- Bathroom**
10'4" x 5'3"
- Bedroom Two**
12'11" x 20'0"
- Kitchen**
17'1" x 9'11"
- Hallway**
4'1" x 9'8"
- Living Room**
11'6" x 18'11"
- Utility Room**
7'0" x 9'9"
- Sunroom**
10'2" x 14'5"
- EPC - D**
57/87
- Tenure - Freehold**

