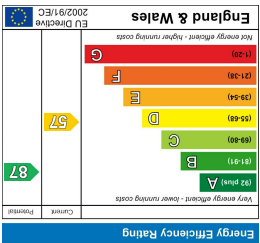


Disclaimer: Important Notice: In accordance with the "Property Misdescriptions Act" (1991), we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, dimensions and specific features have not been tested. Neither has the Agent checked the legal documentation to verify the legal status of the property or give any guarantee. All photography, measurements, floorplans and distances are given as a guide only and should not be relied upon for the

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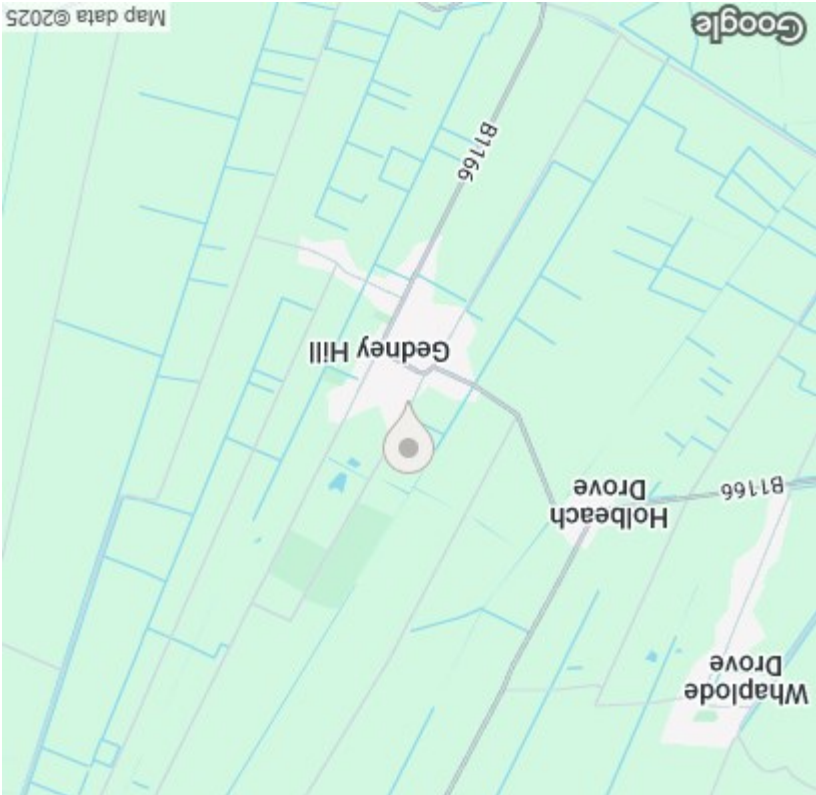


Energy Efficiency Graph

Viewing



Floor Plan



Area Map



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

