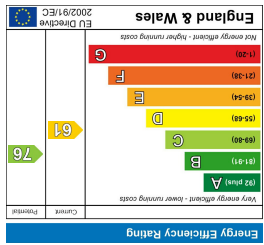


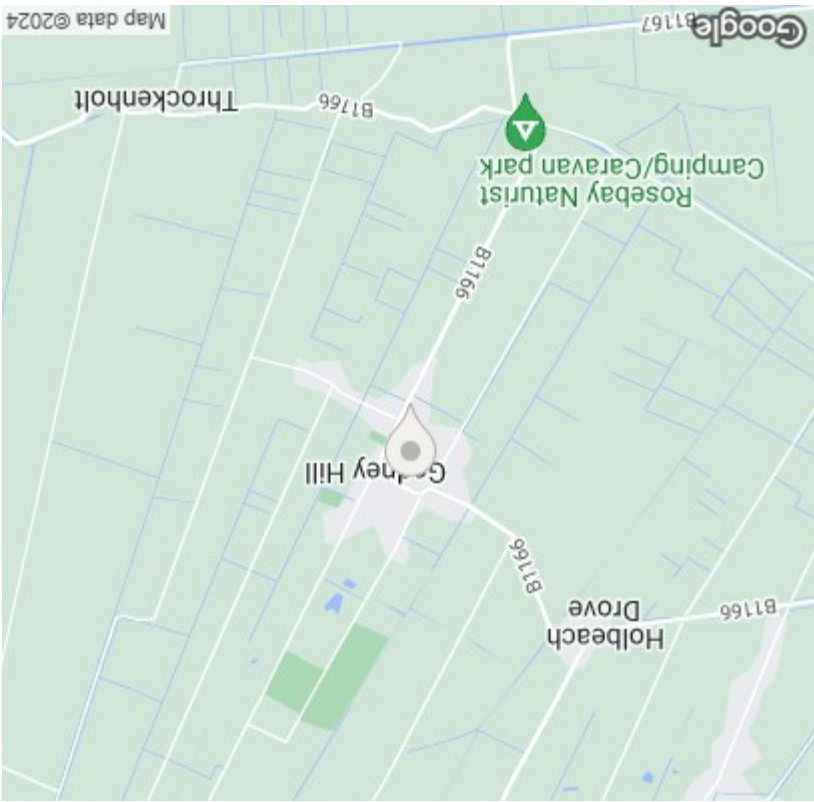
Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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 NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph

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



Area Map



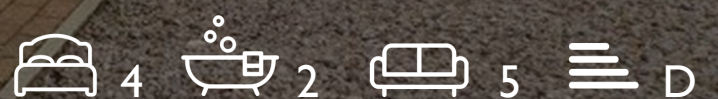
Floor Plan



Sycamore View

Gedney Hill, Spalding, PE12 0NQ

£415,000 - Freehold , Tax Band - D



## Sycamore View

Gedney Hill, Spalding, PE12 0NQ

City and County Crowland are delighted to present this detached family home, benefiting from a corner position, located in a private residential Cul-de-Sac of just seven properties in total, in the popular village location of Gedney Hill, approximately five miles from the historic Lincolnshire market town of Crowland and twenty minutes drive from the City of Peterborough.

Over 1700 sq ft of accommodation comprising, a spacious entrance hall, cloakroom, 17ft living room with a log burning stove, 14ft dining room, 14ft kitchen, a separate utility room, a breakfast room, 16ft family room and an office/study perfect for today's changing working conditions. Stairs lead to a galleried landing, leading to four DOUBLE bedrooms. The master bedroom benefits from a walk in wardrobe, plus a good sized en-suite shower room, and a further family bathroom. The property has oil fired central heating and benefits from a shared Entec sewage treatment plant, serving the Cul-de-Sac. There is a management company set up to administer this and the property has an alarm. Outside to the front there is a generous driveway providing ample parking for up to three vehicles, and an enclosed garden to the rear with a sunny aspect. Mainly laid to lawn with two CCTV cameras. The double garage has been converted to the side providing versatile living accommodation, workspace and potential for an annex conversion. A superb family home – call today to view to fully appreciate all that this home has to offer.

**Entrance Hall**  
4'3" x 2'8"

**Inner Hallway**  
8'8" x 11'10"



**Living Room**  
13'9" x 17'1"

**WC**  
4'0" x 4'8"

**Dining Room**  
14'6" x 8'1"

**Utility Room**  
8'7" x 8'1"

**Kitchen**  
14'5" x 8'7"

**Breakfast Room**  
9'6" x 8'0"

**Office**  
7'8" x 8'1"

**Family Room**  
17'8" x 8'6"

**Landing**  
8'7" x 11'3"

**Master Bedroom**  
13'7" x 11'11"

**En-Suite Shower Room**  
9'4" x 4'11"

**Bedroom Two**  
14'8" x 9'1"

**Bedroom Three**  
14'6" x 7'8"

**Bedroom Four**  
8'8" x 8'2"

**Family Bathroom**  
8'8" x 5'6"

**EPC: D**  
Energy Efficiency Performance:  
61/76

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
AWAITING CONFIRMATION