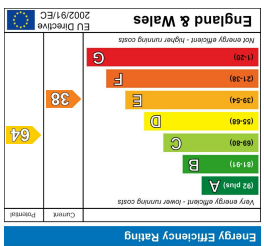




Floor Plan



Area Map



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

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, 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 IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

North Road

Gedney Hill, Spalding, PE12 0NU

Nestled on North Road in the charming village of Gedney Hill, Spalding, this unique 1950s bungalow is a true gem waiting to be discovered. Boasting three bedrooms and a modern shower room, this property offers a comfortable and stylish living space.

What sets this bungalow apart is the impressive extension added in 2023, which enhances the home with a touch of modernity while retaining its original charm and character. The open plan dining area and contemporary kitchen space flow seamlessly into the living room, creating a perfect setting for both everyday living and entertaining. Imagine cosy evenings by the log burning stove, creating a warm and inviting atmosphere. One of the highlights of this property is the stunning Lincolnshire skyline views to the rear, providing a picturesque backdrop that is sure to impress. With no immediate neighbours, you can enjoy a sense of privacy and tranquillity in this peaceful setting. The wrap-around lawn gardens offer ample space for outdoor activities and gardening enthusiasts. For those who enjoy hobbies or need extra storage space, the substantial outbuildings with three workshop spaces, light, power, and a log store provide endless possibilities. Additionally, the generous driveway with a five-bar gate offers parking for multiple vehicles, making it convenient for you and your guests. Located just six miles east of Crowland, this bungalow is ideally situated near the local golf club and fishing lakes, perfect for leisurely pursuits. Don't miss the opportunity to make this superb property your new home and experience the best of village living with a touch of modern luxury.

Entrance Porch
3'1" x 5'0"

Entrance Hall
11'2" x 4'11"

Living Room
15'9" x 12'8"

Kitchen/Diner
12'5" x 33'7"

Utility Area
11'10" x 8'8"

Hallway
2'8" x 4'10"

Shower Room
6'7" x 8'1"

Master Bedroom
10'8" x 14'4"

Bedroom Two
10'6" x 13'8"

Bedroom Three
8'4" x 11'10"

Workshop One
12'11" x 27'2"

Workshop Two
10'0" x 35'4"

Workshop Three
32'6" x 12'9"

EPC - F
38/64

Tenure - Freehold

IMPORTANT LEGAL INFORMATION



Material Information

Property construction: Standard
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Lpg Gas And Wood Burning Stove
Heating features:
Broadband: up to 59Mbps
Mobile: TBC

Parking: Garage, Driveway, Off-Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Wide Doorways
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: F

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

