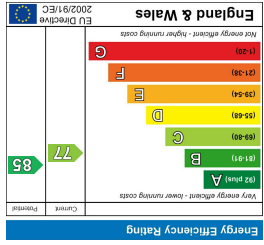


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>
 Disclaimers: Important Notice in accordance 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.



Energy Efficiency Graph



Area Map



Floor Plan

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.

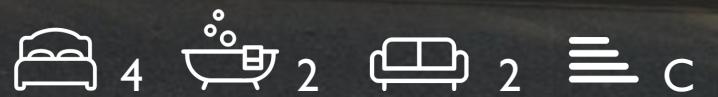
Viewing



Mill Lane

Gedney Hill, Spalding, PE12 0PW

£415,000 - Freehold , Tax Band - D



Mill Lane

Gedney Hill, Spalding, PE12 0PW

****OPEN HOUSE EVENT ON SATURDAY 19TH OCTOBER - CALL CITY & COUNTY TO REGISTER YOUR INTEREST**** Located in the charming village of Gedney Hill, this impressive and imposing detached family home is a true gem. Boasting two reception rooms, four bedrooms, and two bathrooms, this property offers ample space for a growing family. Superbly presented luxury four bedroomed family home, built to a high specification throughout, with a stunning kitchen/diner, separate utility, galleried landing, an en-suite to the master bedroom, and a further family bathroom. There is an added benefit of a large garden, an oversized garage with electric doors, fully alarmed/cameras plus off road parking for four cars plus.

Built by the reputable local builder RK Wilson, this house sits on a large corner plot and features an upgraded specification throughout. The property is in pristine show home condition, with many bespoke and individual features that add character and charm. Upon entering, you are greeted by a spacious reception hall that leads to a carpeted living room with bi-folding doors opening to the stunning kitchen/diner. The kitchen is fitted with a range of stylish base and eye-level units, innovative cupboards with integrated appliances. A separate utility room and modern cloakroom add to the convenience of this home. Upstairs, the carpeted stairs lead to a generous landing and four double bedrooms, with the master bedroom benefiting from an en-suite shower room. Additionally, there is a separate luxury family bathroom for added comfort. Outside, the property features a very large gravel driveway providing ample parking, leading to the detached oversized garage with electric roller doors. The substantial enclosed rear garden enjoys a sunny aspect and is mainly laid to lawn, perfect for outdoor activities and relaxation.

With the added bonus of a ten-year build warranty and being offered with no forward chain, this property in Gedney Hill is a rare find that offers both quality craftsmanship and modern living. Don't miss the opportunity to make this house your dream home! For full property specification please call 01733 212305

- Entrance Hall**
6'7" x 14'0"
- Study/Family Room**
9'6" x 14'7"
- Living Room**
11'5" x 17'0"
- Kitchen/Diner**
28'7" x 11'0"
- Utility Room**
10'5" x 5'2"
- WC**
5'8" x 3'1"
- Landing**
6'8" x 18'7"
- Master Bedroom**
11'3" x 12'7"
- En-Suite To Master Bedroom**
8'9" x 4'4"
- Bedroom Two**
9'10" x 12'1"



- Bedroom Three**
9'8" x 14'2"
- Bathroom**
8'6" x 7'6"
- Bedroom Four**
9'7" x 11'0"
- Garage**
19'4" x 11'2"
- EPC - C**
77/85
- Tenure - Freehold**

IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: None
- Building safety: No
- Known planning considerations: No
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: No
- Right of way private: No
- Registered easements HMLR: No
- Shared driveway: No
- Loft access: No
- Drain access: No
- Other: No
- Parking: Driveway Private, Garage, Ev Charging Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Domestic Small Sewerage Treatment Plant
- Heating: Lpg
- Internet connection: Fttp
- Internet Speed: up to 80Mbps
- Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

