



Lincolns Avenue
Gedney Hill, Spalding, PE12 0PQ

£265,000 - Freehold , Tax Band - B



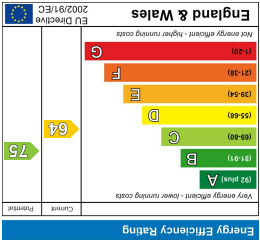
Floor Plan



Viewing

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.

Energy Efficiency Graph



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 guarantees. 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/>

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Nestled in the charming village of Gedney Hill, Spalding, this semi-detached chalet bungalow on Lincolns Avenue presents an exceptional opportunity for those seeking a spacious and versatile family home. With four well-proportioned bedrooms, this property is designed to accommodate a variety of lifestyles.

Upon entering, you are greeted by a generous reception hallway that leads to a modern open-plan kitchen and dining area, fitted with a range of contemporary base and eye-level units. This inviting space flows seamlessly into a large lounge diner, where you can enjoy delightful views of the front garden. The ground floor also features two comfortable double bedrooms, a separate WC, and a convenient utility room, ensuring practicality for everyday living. Venturing upstairs, you will find a spacious landing that provides access to additional storage, enhancing the home's functionality. The upper level boasts two further bedrooms, with a guest bedroom benefitting from a dressing area and countryside views, the spacious master bedroom benefits from four Velux roof windows that flood the space with natural light, as well as a good sized en-suite shower room, two built in wardrobe spaces. A separate modern three-piece suite family bathroom completes this floor, offering ample facilities for the household. The property is set within an enclosed rear garden that offers picturesque views of the Lincolnshire fields, providing a tranquil outdoor space for relaxation and recreation. The front garden is open plan and features an extensive gravel frontage, accommodating up to four vehicles, which is a rare find in this area.

Being sold with no forward chain, this delightful bungalow offers a perfect blend of modern living in a serene rural setting. Whether you are a growing family or looking to downsize, this home is sure to meet your needs and exceed your expectations. Do not miss the chance to make this charming property your own.

Entrance Hall
2.74 x 4.79 (8'11" x 15'8")

Kitchen Diner
5.68 x 3.68 (18'7" x 12'0")

Lounge Diner
5.68 x 3.63 (18'7" x 11'10")

Bedroom Three
2.83 x 4.17 (9'3" x 13'8")

WC
1.67 x 0.98 (5'5" x 3'2")

Utility Room
1.83 x 3.07 (6'0" x 10'0")

Bedroom Four
2.34 x 4.68 (7'8" x 15'4")

Landing
2.77 x 2.84 (9'1" x 9'3")

Bathroom
1.66 x 1.65 (5'5" x 5'4")

Hallway
0.95 x 0.99 (3'1" x 3'2")

Master Bedroom
2.79 x 5.05 (9'1" x 16'6")

En-Suite To Master Bedroom
2.72 x 2.20 (8'11" x 7'2")



Bedroom Two
3.29 x 3.11 (10'9" x 10'2")

Dressing Area To Bedroom Two
2.83 x 0.99 (9'3" x 3'2")

EPC - D
64/75

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
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 No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Garage Carport, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank
Heating: Oil
Internet connection: Fixed Wireless
Internet Speed: up to 46Mbps
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

