



Highstock Lane  
Gedney Hill, Spalding, PE12 0QG

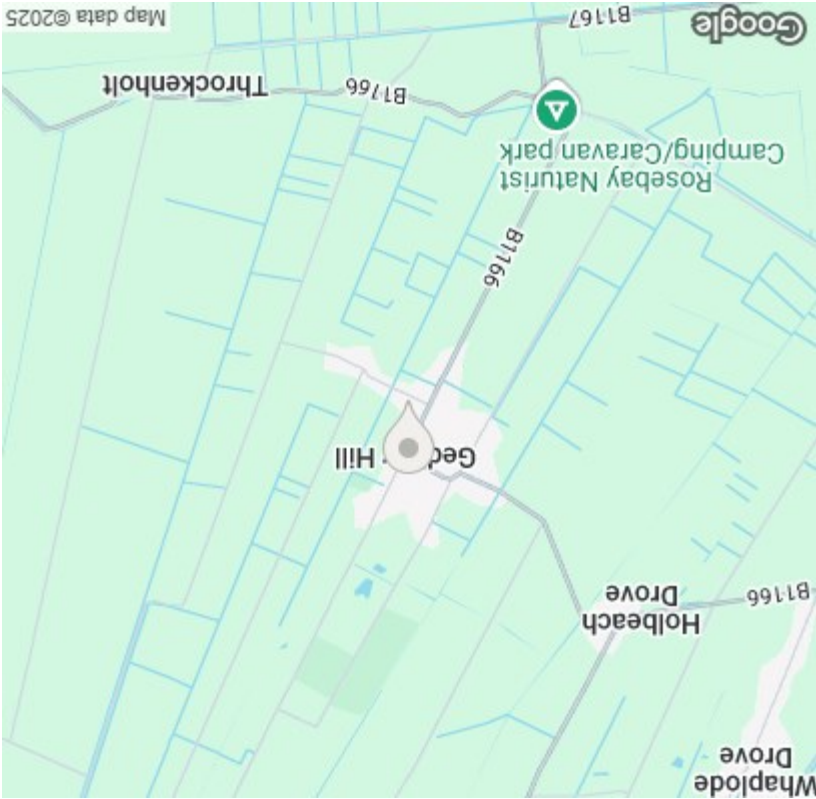
£520,000 - Freehold , Tax Band - C

5 2 2 G

Floor Plan



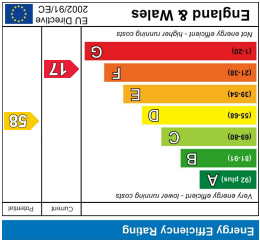
Area Map



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 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/>



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Nestled in the charming semi-rural village of Gedney Hill, Spalding, this impressive detached bungalow on Highstock Lane offers a unique blend of space, comfort, and potential. The property is set on a generous plot, featuring a separate detached dwelling that currently houses a full-size snooker table, a utility area, and a cloakroom. This additional space, complete with its own vehicular access and independent LPG central heating, presents an excellent opportunity for an annexe or guest accommodation.

The principal dwelling has been thoughtfully extended to provide a welcoming entrance hall that leads into a bright conservatory at the front. The well-appointed kitchen flows seamlessly into a dining area, which then opens into another conservatory, creating a perfect space for family gatherings or entertaining guests. With five bedrooms in total, including a master suite that boasts a four piece bathroom, this home is designed for both comfort and practicality. A separate wet room and a spacious living room at the front further enhance the living experience. The extensive garden space at the rear offers a tranquil retreat, while the gravel frontage provides ample parking for multiple vehicles, ensuring convenience for residents and visitors alike. To the rear is a separate detached dwelling currently used as a games room. The dwelling has its own boiler serving the central heating, and a separate W/C and an adjacent room used as a utility area offering tremendous potential for conversion. This property truly embodies versatility and potential, making it essential to view in order to fully appreciate all that it has to offer. Whether you are seeking a family home or a space with the possibility for additional living arrangements, this bungalow is a remarkable find in a delightful location.

- Entrance Hall  
3'2" x 20'9"
- Living Room  
11'1" x 11'7"
- Front Conservatory  
7'10" x 19'2"
- Kitchen  
9'4" x 12'6"
- Dining Room  
9'4" x 19'10"
- Conservatory  
8'11" x 17'9"
- Hallway  
3'2" x 9'11"
- Master Bedroom  
10'11" x 20'0"
- En-Suite To Master Bedroom  
7'8" x 10'0"
- Bedroom Two  
9'3" x 20'3"
- Hallway  
9'3" x 4'11"
- Bedroom Three  
9'4" x 11'7"
- Wet Room  
5'4" x 6'5"
- Bedroom Four  
9'1" x 12'11"
- Bedroom Five  
7'9" x 9'1"
- Games Room  
37'5" x 21'0"



- Utility Area  
5'0" x 13'0"
- WC  
4'11" x 7'4"
- EPC - G  
17/58
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION
- Construction: Standard
- Accessibility / Adaptations: Lateral Living, Lift Access, Other Accessibility Features
- 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 NOT allowed: 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: Yes
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Septic Tank
- Heating: Lpg, Oil
- Internet connection: Fixed Wireless
- Internet Speed: up to 60Mbps
- 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.

