



**North Road, Gedney Hill SPALDING PE12 0NL**

**welcome to**

**North Road, Gedney Hill SPALDING**

STEP INSIDE AND BE AMAZED. This well presented unique family home is situated in the village location of Gedney Hill. With Spacious accommodation inside and a good sized rear garden ideal for entertaining all of the friends and family. With road links to Peterborough ideal for busy commuters.



### **Entrance Hall**

steps leading up the entrance door with stairs to first floor, stairs down to Kitchen/ Dining Room,

### **Cloakroom**

having low level WC and vanity unit with inset sink.

### **Lounge**

19' 9" x 17' 8" ( 6.02m x 5.38m )

having french doors leading to a raised decked area ideal for entertaining. Laminate flooring.

### **Kitchen/ Dining Room**

20' 9" x 11' 4" ( 6.32m x 3.45m )

having range of units at wall and base level, inset ceramic butler sink, wood worksurfaces and tiled splashbacks. integrated double oven and electric hob. Integrated fridge/ freezer, dishwasher and breakfast island. Tiled floor, under floor heating, Raised plinth incorporating the dining area with patio doors to the rear garden.

### **Boot Room**

7' 8" x 4' 7" ( 2.34m x 1.40m )

### **First Floor Landing**

stairs from entrance hall to landing having built in airing cupboard and doors leading to :-

### **Bedroom 1**

10' 3" x 12' 11" ( 3.12m x 3.94m )

having a range of built- in wardrobes, laminate flooring. French doors giving access to external balcony overlooking rear garden. Steps up to dressing area with porthole window.

### **Bedroom 2**

10' 1" x 9' 8" ( 3.07m x 2.95m )

having range of built-in wardrobes, vinyl flooring and window to rear.

### **Bedroom 3**

10' 2" x 10' 7" ( 3.10m x 3.23m )

having vinyl flooring and window to front.

### **Bedroom 4**

10' 7" x 10' 7" ( 3.23m x 3.23m )

having two storage areas, vinyl flooring and window to front.

### **Bathroom**

having rolled edged bath with mixer tap, wash hand basin and low level WC. Double shower cubicle, towel radiator and window to side.

### **Steps To: Hobby Room**

11' 2" x 4' 10" ( 3.40m x 1.47m )

having sloping ceilings with restricted head height and porthole window to front.

### **Outside**

the property has a good sized foregarden with in and out driveway and central lawn low level walling and shrubs. Gravelled driveway providing off road parking for multiple vehicles leading to 2 integral Garages. To the rear is gated access to a good sized mature garden and patio area, raised deck area to rear of lounge with views over the rear garden. Covered pergola housing a 6 person jacuzzi spa/ hot tub.

### **Double Garage**

20' 3" Max x 19' 8" Max ( 6.17m Max x 5.99m Max )

having up and over doors, personnel door, plumbing, power and light.



***view this property online*** [williamhbrown.co.uk/Property/LST106200](http://williamhbrown.co.uk/Property/LST106200)



welcome to

## North Road, Gedney Hill SPALDING

- INDIVIDUAL FAMILY HOME ON SPLIT LEVEL
- WELL PRESENTED BOTH INSIDE AND OUT WITH 6 PERSON HOT TUB
- FOUR BEDROOMS WITH DRESSING ROOM AND BALCONY OVERLOOKING THE REAR GARDEN
- MODERN KITCHEN/ DINING ROOM WITH PATIO DOORS LEADING TO PATIO AREA
- VILLAGE LOCATION WITH LOCAL PRIMARY SCHOOL

Tenure: Freehold EPC Rating: D

# £390,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LST106200](https://www.williamhbrown.co.uk/Property/LST106200)



Property Ref:  
LST106200 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01406 363224**



[longsutton@williamhbrown.co.uk](mailto:longsutton@williamhbrown.co.uk)



34 Market Place, Long Sutton, SPALDING,  
Lincolnshire, PE12 9JF



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**