



**Hillgate, Gedney Hill Spalding PE12 0NN**



**welcome to**

## **Hillgate, Gedney Hill Spalding**

Three bedroom brand new executive detached bungalow built to a high specification & come with a 6 year architect certificate. Large open plan kitchen dining living area. Family bathroom & ensuite. Detached garage & enclosed garden laid to lawn & indian sandstone patio area.



### Entrance Hall

having underfloor heating, LVT flooring and loft access.

### Kitchen/Diner

24' 8" x 20' 8" ( 7.52m x 6.30m )

having range of units at wall and base level, marble surfaces with one and half bowl stainless steel sink. Integrated electric oven, grill and 4 ring induction hob with stainless steel extractor. Integrated fridge, freezer and dishwasher. Two built-in cupboards with hot water tank and under floor heating controls. LVT flooring with underfloor heating.

### Bedroom 1

10' 10" x 11' 5" ( 3.30m x 3.48m )

having underfloor heating.

### Ensuite

10' 10" x 3' 8" ( 3.30m x 1.12m )

having shower cubicle with thermostatic shower, low level WC and inset sink. Extractor, shaving point fully tiled walls and floor. LVT flooring with underfloor heating.

### Bedroom 2

13' 3" x 10' 6" ( 4.04m x 3.20m )

having underfloor heating.

### Bedroom 3

9' 4" x 9' 9" ( 2.84m x 2.97m )

having underfloor heating.

### Bathroom

8' 2" x 6' 7" ( 2.49m x 2.01m )

having bath with thermostatic shower over, low level WC and inset sink. Extractor, shaving point, fully tiled walls and floor. LVT flooring with underfloor heating.

### Garage

9' 10" x 19' 4" ( 3.00m x 5.89m )

having electric roller door, power and lights.

### Outside

the property is set back behind a gravel driveway

offering off road parking for 2 cars. Path to the front door and hand gate giving access to the rear garden. The rear garden is fully enclosed with fencing laid to lawn with Indian sandgate patio area. Outside electric socket and tap.

### Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



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## Hillgate, Gedney Hill Spalding

- BRAND NEW EXECUTIVE THREE BEDROOM DETACHED BUNGALOW
- LARGE OPEN PLAN KITCHEN/DINING/LIVING AREA
- FAMILY BATHROOM & EN-SUITE TO MASTER
- OFF ROAD PARKING & SINGLE GARAGE
- ENCLOSED REAR GARDEN LAID TO LAWN & INDIAN SANDSTONE PATIO

Tenure: Freehold EPC Rating: Exempt

offers in excess of

**£330,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106910 - 0003

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