

Hillgate, Gedney Hill Spalding PE12 0NN



## welcome to

# Hillgate, Gedney Hill Spalding

High specification 3 bed executive bungalow in Gedney Hill.

Open-plan kitchen/dining/living, en-suite to master & family bathroom.

Detached garage, enclosed turfed garden & Indian sandstone patio













#### **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'  $3" \times 10' 6" (4.04m \times 3.20m)$  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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- 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 Council Tax Band: C

offers over

£325,000







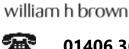
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postcode not the actual property

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Property Ref: LST106910 - 0005 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 quidance 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.



01406 363224



longsutton@williamhbrown.co.uk



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



williamhbrown.co.uk

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.