

Hillgate

Gedney Hill, Spalding, PE12 0NN

3 2 1

Offers In Excess Of £160,000 - Freehold, Tax Band - C

Floor Plan



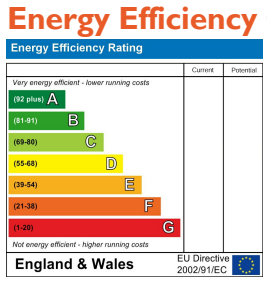
Area Map



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 licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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Ideal for first-time buyers, this spacious three-bedroom semi-detached home is situated in the popular village of Gedney Hill, close to local amenities. Offering three double bedrooms, including a principal bedroom with en-suite, a family bathroom, separate ground floor WC, generous lounge/dining room, modern kitchen with utility room, and a low-maintenance west-facing garden. Further benefits include double glazing, an energy-efficient air source heat pump, and allocated parking. Early viewing is highly recommended.

Nestled in the charming village of Gedney Hill, Spalding, this modern semi-detached house presents an excellent opportunity for first-time buyers or families seeking a comfortable home. The property boasts a spacious layout, featuring one reception room that seamlessly combines a generous L-shaped lounge and dining area, perfect for both relaxation and entertaining. The contemporary kitchen is complemented by a utility room, providing ample space for all your culinary needs. A convenient cloakroom on the ground floor adds to the practicality of the home. Ascending to the first floor, you will find a spacious landing leading to three well-proportioned double bedrooms. The master bedroom benefits from an ensuite bathroom, ensuring privacy and convenience, while a family bathroom serves the other two bedrooms. This property is equipped with modern amenities, including an air source heat pump for efficient heating and double glazing throughout, ensuring comfort in all seasons. The west-facing courtyard-style garden offers a delightful outdoor space, ideal for enjoying the afternoon sun. Located close to local amenities and the village church, this home combines the tranquillity of village life with easy access to essential services. Early viewings are highly recommended to fully appreciate the charm and potential of this superb starter home.

Lounge
2.89 x 8.68 (9'5" x 28'5")

Dining Area
4.37 x 3.02 (14'4" x 9'10")

Hallway
1.29 x 1.57 (4'2" x 5'1")

Kitchen
2.54 x 3.37 (8'3" x 11'0")

Utility Room
3.04 x 2.06 (9'11" x 6'9")

WC
0.89 x 2.06 (2'11" x 6'9")

Landing
2.87 x 0.87 (9'4" x 2'10")

Master Bedroom
4.11 x 4.06 (13'5" x 13'3")

En-Suite To Master Bedroom
2.13 x 2.32 (6'11" x 7'7")

Bedroom Two
3.08 x 4.53 (10'1" x 14'10")

Bedroom Three
3.05 x 3.40 (10'0" x 11'1")

Bathroom
2.13 x 2.09 (6'11" x 6'10")

EPC - D
65/82

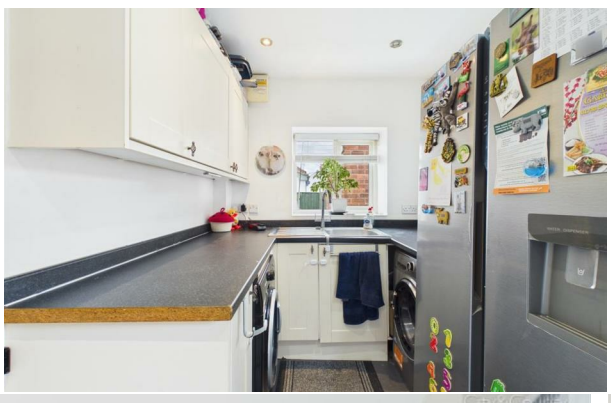


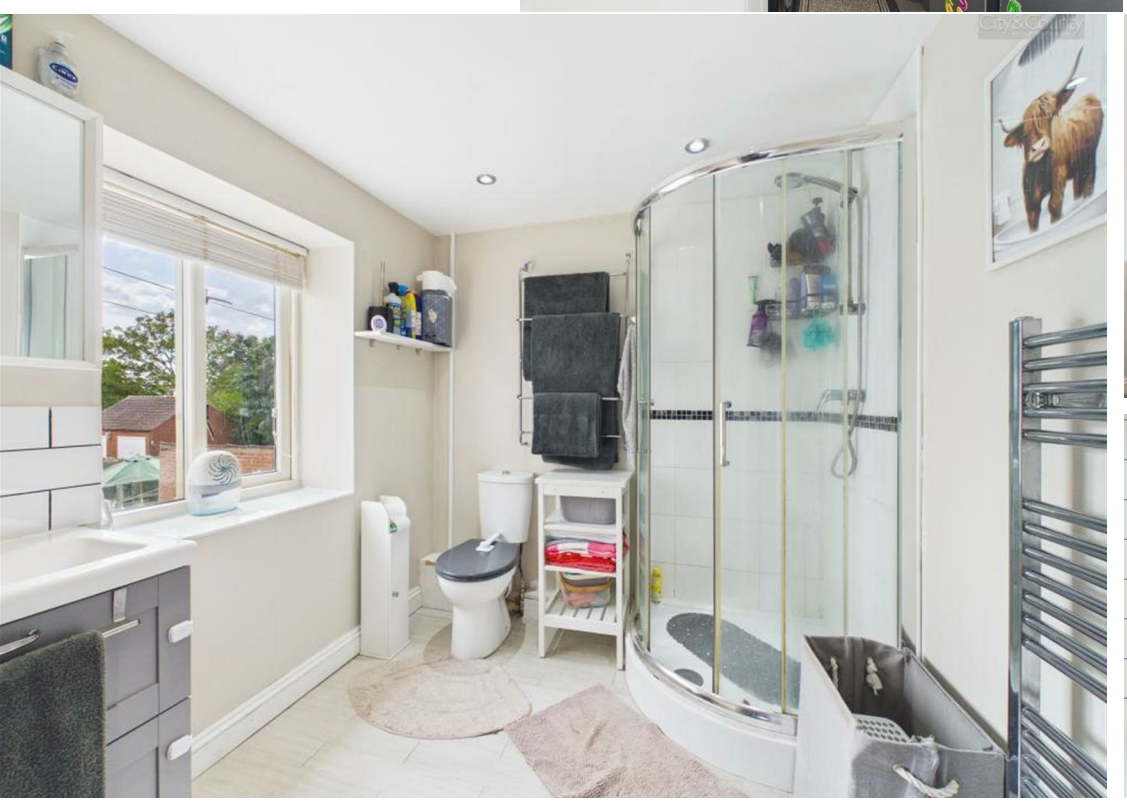








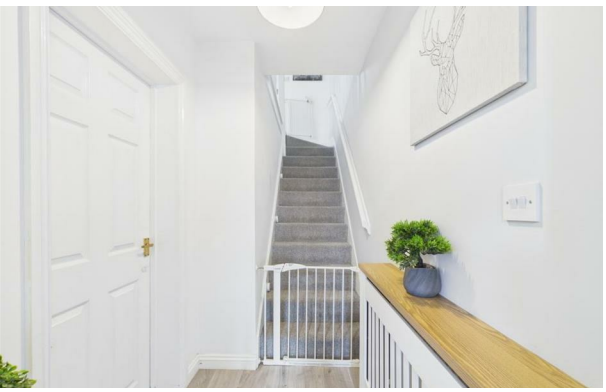














Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wheelchair Accessible
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 (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: Not Known
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: Not Known
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Street Parking Permit Not Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank - Shared With Adjacent Shop
Heating: Heat Pump Air Source
Internet connection: Fixed Wireless
Internet Speed: up to 80Mbps
Mobile Coverage: O2 - Great

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.