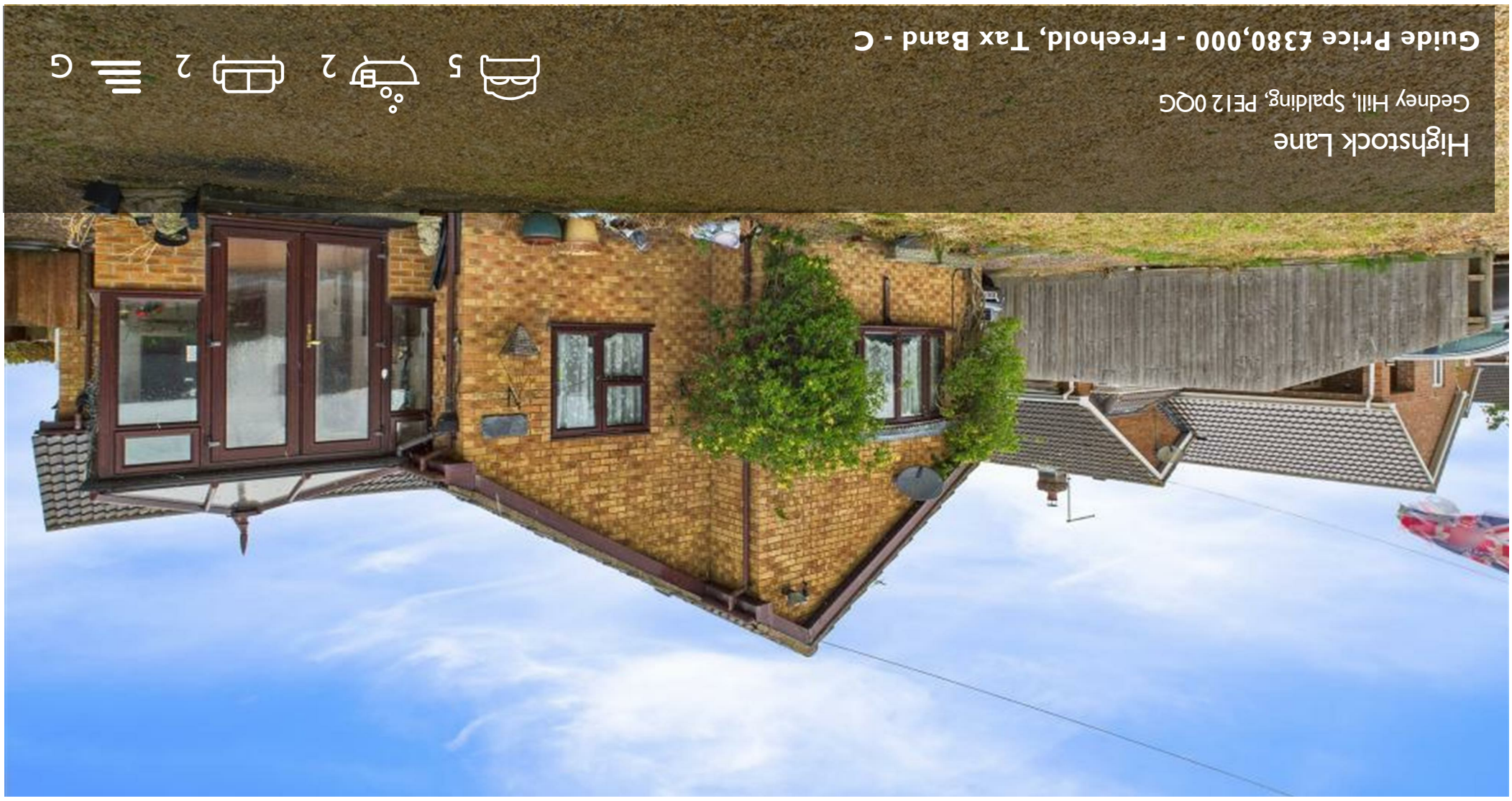


Highstock Lane

Gedney Hill, Spalding, PE12 0QG

Guide Price £380,000 - Freehold, Tax Band - C

5 2 2 G

Floor Plan



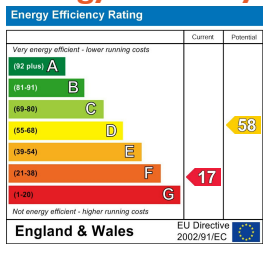
Area Map



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 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.

Highstock Lane

Gedney Hill, Spalding, PE12 0QG

An extended and highly versatile bungalow set within a sought-after village location, offering generous accommodation and excellent energy efficiency. Recently upgraded with an air source heat pump and owned solar panels, the home benefits from reduced running costs and sustainable living. The spacious layout includes a modern kitchen with dining area, two conservatories, five bedrooms including a principal suite with four-piece bathroom, plus a wet room and large living room. Outside, there is ample off-road parking and an extensive rear garden, making this an ideal family or multi-generational home

This impressive and versatile bungalow has been thoughtfully extended and enhanced to create a warm, energy-efficient home with exceptional space throughout. The addition of an air source heat pump and owned solar panels ensures lower running costs and sustainable living, making this property as practical as it is inviting. The entrance hall opens into a bright front conservatory, setting the tone for light-filled living. At the heart of the home, a modern kitchen seamlessly flows into the dining area and through to a second conservatory—an ideal setting for family life or entertaining. Offering five bedrooms in total, the property includes a generous master suite complete with a stylish four-piece bathroom. A further wet room and a spacious front living room provide comfort and flexibility in equal measure. Outside, the extensive rear garden offers a peaceful retreat, while the gravel frontage provides ample parking for several vehicles.
Combining versatility, space, and sustainable upgrades, this exceptional bungalow is a rare find. Whether you're seeking a spacious family home or a property with scope for multi-generational living, it truly needs to be seen to be fully appreciated.

Entrance Hall
0.97 x 61.5 (3'2" x 201'9")

Living Room
3.38 x 3.55 (11'1" x 11'7")

Front Conservatory
2.40 x 5.85 (7'10" x 19'2")

Kitchen
2.85 x 3.83 (9'4" x 12'6")

Dining Room
2.85 x 6.05 (9'4" x 19'10")

Conservatory
2.74 x 5.43 (8'11" x 17'9")

Hallway
0.99 x 3.03 (3'2" x 9'11")

Master Bedroom
3.35 x 6.10 (10'11" x 20'0")

En-Suite To Master Bedroom
2.34 x 3.06 (7'8" x 10'0")

Bedroom Two
2.84 x 6.19 (9'3" x 20'3")

Hallway
2.84 x 1.50 (9'3" x 4'11")

Bedroom Three
2.85 x 3.55 (9'4" x 11'7")

Wet Room
1.65 x 1.96 (5'4" x 6'5")

Bedroom Four
2.78 x 3.95 (9'1" x 12'11")

Bedroom Five
2.37 x 2.77 (7'9" x 9'1")



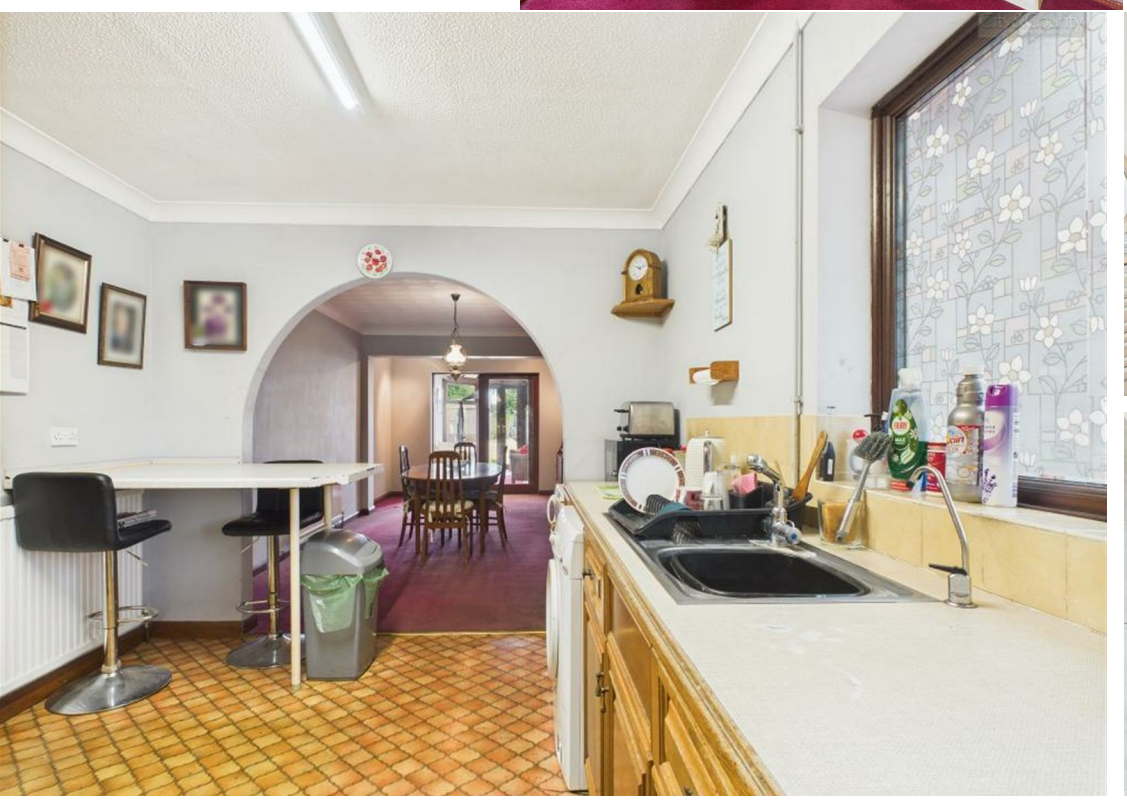






















Games Room
11.43 x 6.41 (37'5" x 21'0")

Utility Area
1.53 x 3.98 (5'0" x 13'0")

WC
1.50 x 2.26 (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: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank
Heating: Lpg, Oil, Air Source Heat Pump
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.