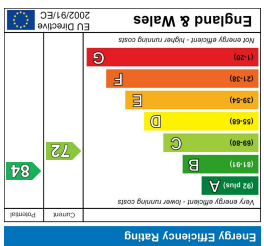
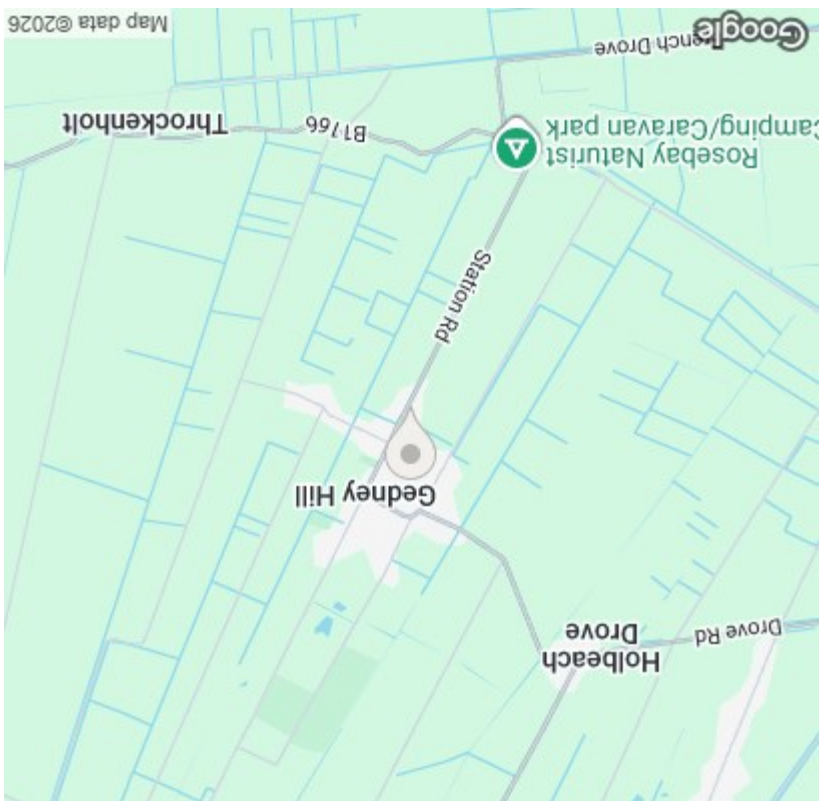


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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, 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 LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



Area Map

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.

Viewing



Floor Plan



Station Road

Gedney Hill, Spalding, PE12 0NP

Guide Price £220,000 - Freehold , Tax Band - B



Station Road

Gedney Hill, Spalding, PE12 0NP

Guide Price £220,000 – £225,000

A fantastic semi-detached home in the popular village of Gedney Hill, surrounded by Lincolnshire countryside, whilst still within easy reach of Peterborough, Spalding, and Wisbech. Locally, within the village, there is a primary school and a Mornons Local shop with post office, as well as being on the bus route for a selection of well-respected secondary schools.

As you approach the house to the front there is a brick wall separating the large driveway from the road, with enough space to comfortably fit four plus vehicles. Internally comprising an entrance hall with doors to a downstairs cloakroom, a living room, and a kitchen diner. The living room is to the rear aspect with a double glazed window and French doors opening out on to the garden, whilst the kitchen has a range of modern base and eye level units, space for a dining table and partially glazed external door to the side elevation. To the first floor there are three bedrooms, with the master benefiting from an en-suite shower room, whilst there is also a three-piece family bathroom with shower over the bath, and tiled flooring. The rear garden is made up of a large patio, and lawned area, with timber built shed and field views over the back fence. We would also like to note that we are informed by the current owner that the house is very economical to run, due to having an air source heat pump. Early viewings advised.

Entrance Hall
4/90 x 1.28 (13'11"295'3" x 4'2")

WC
1.85 x 0.79 (6'0" x 2'7")

Living Room
3.47 x 5.58 (11'4" x 18'3")

Kitchen Diner
4.92 x 3.32 (16'1" x 10'10")

Landing
3.87 x 1.94 (12'8" x 6'4")

Master Bedroom
3.68 x 3.12 (12'0" x 10'2")

En-Suite To Master Bedroom
0.98 x 2.71 (3'2" x 8'10")

Bedroom Two
3/67 x 2.74 (9'10"219'9" x 8'11")

Bathroom
1.90 x 2.37 (6'2" x 7'9")

Bedroom Three
2.53 x 2.67 (8'3" x 8'9")

EPC - C
72/84

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Construction: Standard
 Accessibility / Adaptations: None
 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: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Domestic Small Sewage Treatment Plant
 Heating: Heat Pump Air Source
 Internet connection: FttP
 Internet Speed: up to 54Mbps
 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

