

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 LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Minimum
Any energy efficient - lower running costs	
A (73-91)	A (73-91)
B (69-81)	B (69-81)
C (65-77)	C (65-77)
D (61-69)	D (61-69)
E (55-61)	E (55-61)
F (49-55)	F (49-55)
G (45-49)	G (45-49)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Energy Efficiency Graph



Area Map



Floor Plan

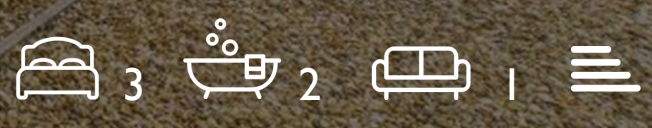
Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Hillgate
Gedney Hill, Spalding, PE12 0NN

Guide Price £330,000 - Freehold , Tax Band - C



Hillgate

Gedney Hill, Spalding, PE12 0NN

Located in the village of Gedney Hill, near Spalding, this modern detached bungalow was built in 2020 by a reputable local builder and forms part of a small, exclusive development. The property offers three bedrooms, including a principal bedroom with en-suite, a luxury bathroom, and a stylish fitted kitchen with integrated appliances, breakfast bar, and island. Benefits include underfloor heating throughout via an air source heat pump and energy-efficient design. Outside, the landscaped rear garden enjoys views towards the village church, while two gravel driveways and a single garage provide ample parking. Conveniently positioned within walking distance of local amenities, early viewing is advised.

Nestled in the sought-after village of Gedney Hill, near Spalding, this exceptional detached bungalow is a standout home of quality and style. Constructed in 2020 by a well-regarded local builder with a reputation for meticulous craftsmanship, the property combines contemporary living with comfort and thoughtful design. Set within a small and exclusive development, it offers both privacy and a welcoming sense of community. Upon entering, a spacious T-shaped entrance hall sets the tone and provides access to the well-planned accommodation. The bungalow offers three generously proportioned bedrooms, including a superb principal bedroom with a stylish en-suite shower room. One guest bedroom benefits from fitted wardrobes, while the third bedroom is currently utilised as a dining room, highlighting the flexibility of the layout. A beautifully appointed luxury bathroom completes the accommodation.

At the heart of the home lies the impressive, fully fitted kitchen, featuring integrated appliances, a matching breakfast bar, and a central island—perfect for everyday living and entertaining alike. The property further benefits from an air source heat pump and underfloor heating throughout, with individual room thermostats ensuring comfort and efficiency. A private water treatment plant adds to the home's eco-friendly credentials. Outside, the landscaped rear garden provides a tranquil setting with charming views towards the local church, offering an ideal space for relaxation or outdoor dining. The property also boasts two gravel driveways providing ample off-road parking, in addition to a single garage.

Ideally positioned within walking distance of village amenities, including a shop, post office, community centre, and church, this superb bungalow perfectly balances peaceful village living with everyday convenience. Early viewing is highly recommended to fully appreciate the quality, space, and setting of this impressive home.

Entrance Hall
1.38 x 2.77 (4'6" x 9'1")

Kitchen
4.34 x 3.29 (14'2" x 10'9")

Hallway
4.36 x 1.10 (14'3" x 3'7")

Living Room
4.35 x 5.41 (14'3" x 17'8")

Dining Room

Master Bedroom
3.49 x 3.29 (11'5" x 10'9")

En-Suite to Master Bedroom
1.14 x 3.25 (3'8" x 10'7")

Bedroom Two
3.11 x 4.09 (10'2" x 13'5")



Bathroom
1.88 x 1.95 (6'2" x 6'4")

EPC - B
81/94

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
 Accessibility / Adaptations: Lateral Living, Level Access, Wheelchair Accessible, Wide Doorways
 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: Yes
 Registered easements: No
 Shared driveway: No
 Third party loft access: No
 Third party drain access: No
 Other: No
 Parking: Single Garage, Driveway Private, Off Street Parking
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Domestic Small Sewage Treatment Plant
 Heating: Heat Pump Air Source
 Internet connection: Fixed Wireless
 Internet Speed: up to 71Mbps
 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.