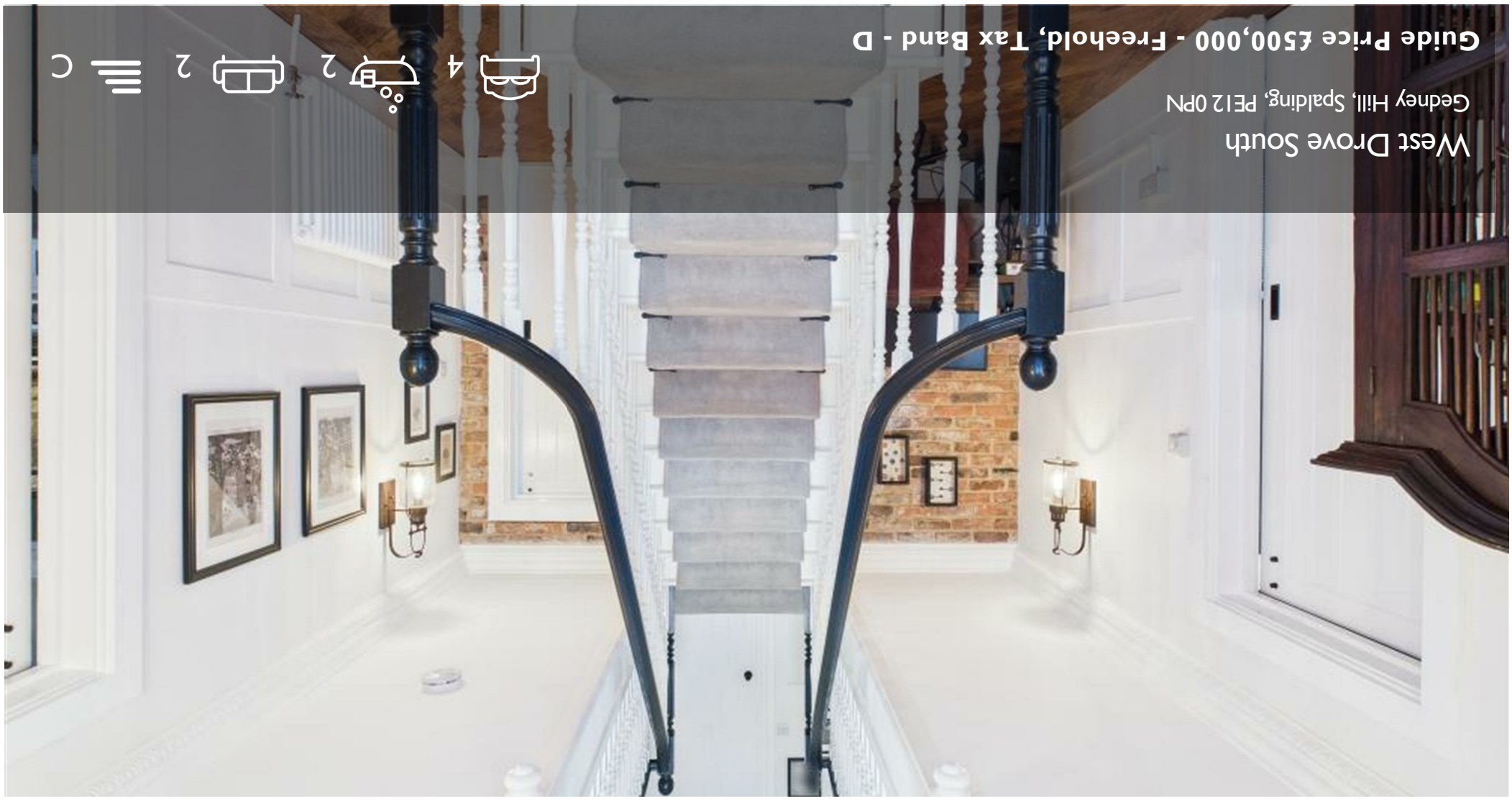


West Drove South

Gedney Hill, Spalding, PE12 0PN

4 2 2 C

Guide Price £500,000 - Freehold, Tax Band - D

Floor Plan



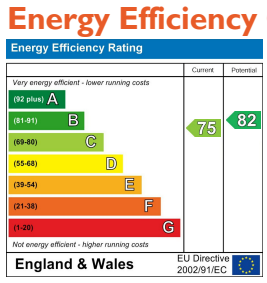
Area Map



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.

West Drove South

Gedney Hill, Spalding, PE12 0PN

Nestled in the charming village of Gedney Hill, this stunning detached luxury family home is a true gem, beautifully presented with elegance and style throughout. Situated just a short drive from the historic market town of Crowland and within easy reach of Peterborough and Spalding, the property offers the perfect balance of rural tranquillity and everyday convenience.

Extending to over 2,115 square feet, this luxury /bespoke accommodation is spacious, well-proportioned, and thoughtfully designed. On entering the home, a welcoming reception porch leads into an impressive entrance hall, where a striking stucco-style central staircase rises to a galleried landing above. The ground floor is enhanced by bespoke Amtico/Karndean flooring throughout, adding a contemporary finish while maintaining a sense of warmth and quality. There are three generous reception areas, including an inviting living room featuring a charming brick-built inglenook fireplace with a log-burning stove — ideal for cosy evenings. The heart of the home is the recently refitted luxury kitchen, complete with a matching island unit and breakfast bar, creating a superb space for entertaining and family life. A separate utility room and cloakroom further enhance the practicality of the ground floor layout. To the first floor are four well-proportioned double bedrooms, each offering excellent space and comfort. The impressive principal bedroom benefits from a fully fitted dressing area and a luxurious en-suite shower room, while a separate four-piece luxury family bathroom serves the remaining bedrooms.
Outside, the property enjoys a private, enclosed lawned garden with a sunny aspect, 26m x 8m (min) 12m (max) , perfect for relaxation and outdoor dining. A bespoke timber garden cabin measuring approximately 12' x 15' provides a versatile additional space, ideal for use as a home office, studio, or gym. To the front, the garden is accessed via a five-bar gate and offers ample off-road parking for x5 vehicles.
This exceptional home truly must be viewed internally to fully appreciate the quality, space, and lifestyle on offer. An outstanding opportunity to acquire a beautifully appointed family residence in a sought-after village location.

Entrance Porch
1.27 x 2.64 (4'1" x 8'7")

Entrance Hall
4.06 x 3.27 (13'3" x 10'8")

Living Room
6.12 x 4.17 (20'0" x 13'8")

Family Room
4.18 x 2.91 (13'8" x 9'6")

Kitchen/Dining Room
3.79 x 7.53 (12'5" x 24'8")

Hallway
1.24 x 2.89 (4'0" x 9'5")

Utility Room
2.34 x 1.76 (7'8" x 5'9")

WC
2.35 x 1.04 (7'8" x 3'4")

Landing
5.26 x 3.27 (17'3" x 10'8")

Master Bedroom
4.03 x 4.15 (13'2" x 13'7")

Dressing Area
1.99 x 2.16 (6'6" x 7'1")

En-Suite To Master Bedroom
1.98 x 1.86 (6'5" x 6'1")

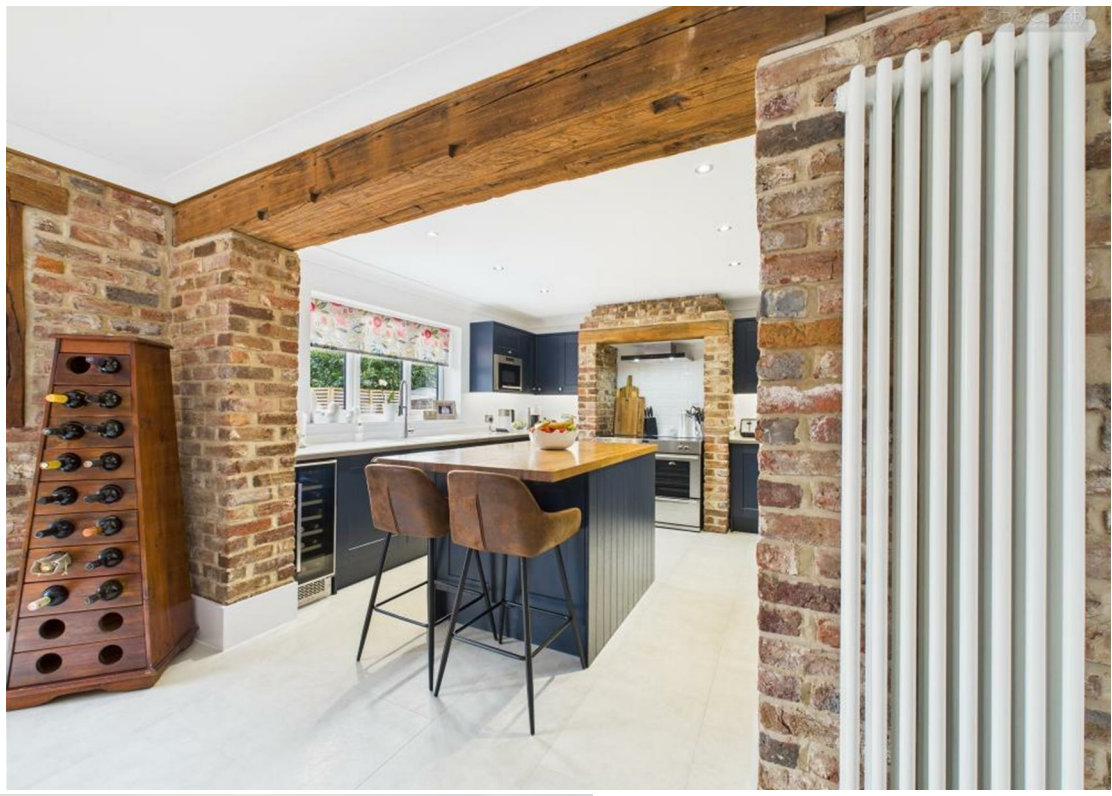
Bedroom Two
3.77 x 3.96 (12'4" x 12'11")



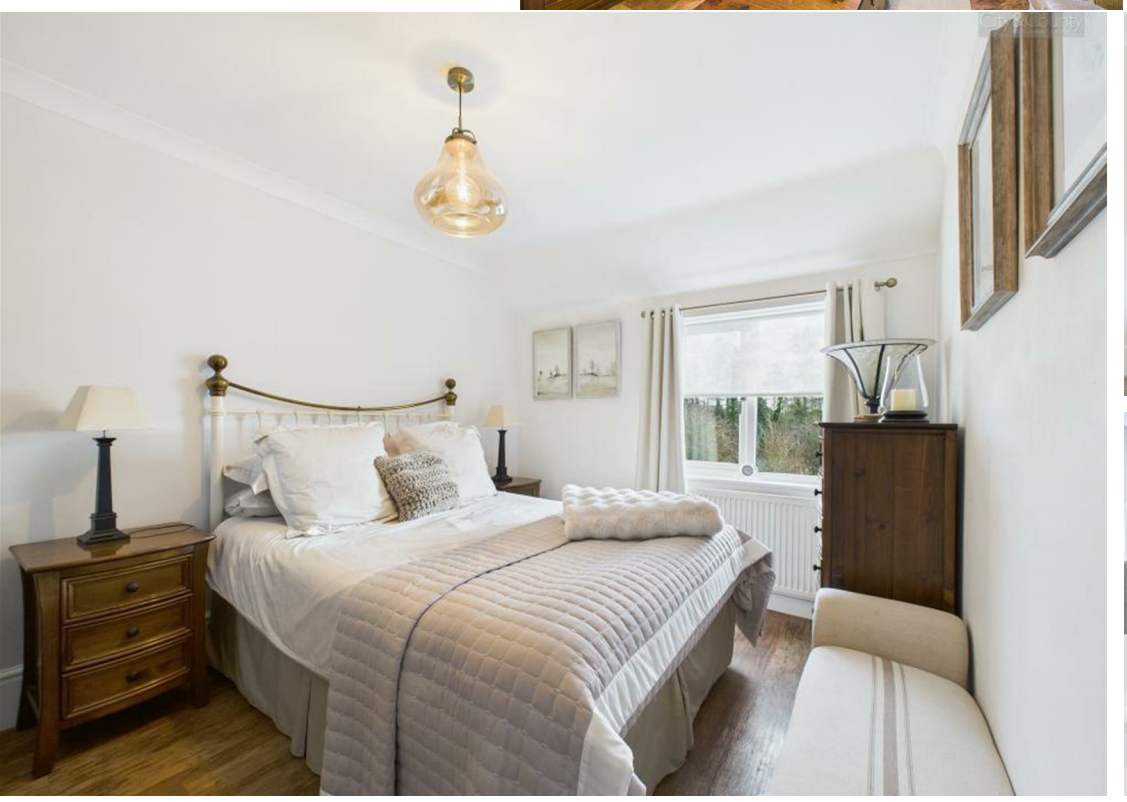
















Bathroom
2.64 x 3.47 (8'7" x 11'4")

Bedroom Three
4.08 x 2.92 (13'4" x 9'6")

Bedroom Four
3.78 x 2.93 (12'4" x 9'7")

EPC - C
75/82

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: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: Not Known
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: Not Known
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Cesspit
Heating: Oil
Internet connection: Fixed Wireless
Internet Speed: up to 35Mbps
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.

