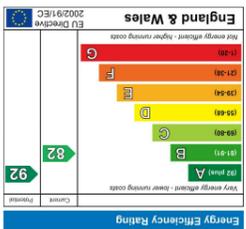
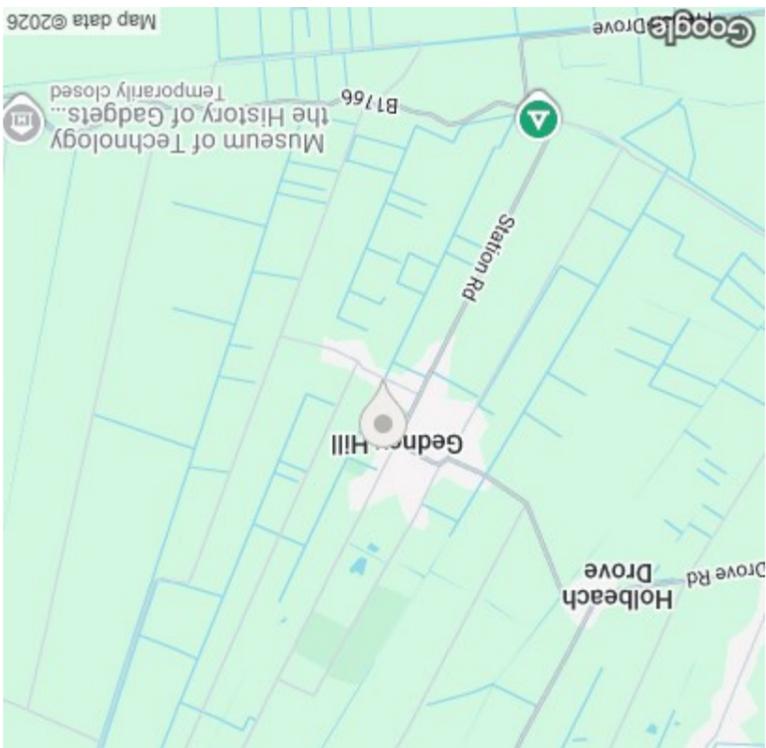


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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 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



Highstock Lane

Gedney Hill, Spalding, PE12 0QG

Guide Price £399,000 - Freehold , Tax Band - D



# Highstock Lane

Gedney Hill, Spalding, PE12 0QG

Immaculately presented three-bedroom detached bungalow set within the popular village of Gedney Hill, enjoying open field views to the rear. Built to a high specification and benefitting from solar panels, (owned outright) air source heating and underfloor heating, the property offers stylish, energy-efficient living. Set on an approximate 1/3 acre plot (sts) with gated driveway and detached double garage, the accommodation includes a superb open-plan kitchen/living area with impressive bi-fold doors to the rear, three bedrooms (principal with en-suite) and a generous family bathroom. Large rear garden with patio, and countryside outlook.

This immaculately presented three-bedroom detached bungalow offers high-quality, modern living in the heart of the sought-after village of Gedney Hill, enjoying open countryside views across fields to the rear. Thoughtfully constructed with energy efficiency in mind, the property benefits from solar panels, air source heating and underfloor heating, reflecting the excellent standard of build throughout. Gedney Hill is a well-served village, conveniently positioned close to Holbeach and within easy reach of Spalding, Wisbech and the city of Peterborough, which provides a fast rail connection to London King's Cross. The village itself offers a range of amenities including a primary school, pre-school, mini-supermarket, public house, petrol station, church and community hall. Occupying an impressive plot of approximately one-third of an acre (sts), the bungalow is approached via a generous gated driveway leading to a detached double garage with electric doors. Internally, the accommodation is both stylish and well-proportioned, comprising a spacious entrance hallway and a high-specification open-plan kitchen/living area with integrated appliances and wine cooler, creating a superb space for everyday living and entertaining. Bi-folding doors open seamlessly onto the rear patio, perfectly framing the stunning field views beyond. A separate utility room adds further practicality. There are three well-appointed bedrooms, with the principal bedroom benefiting from an en-suite, alongside a large family bathroom. Outside, the rear garden is a particular highlight, offering a substantial patio area, expansive lawn backing onto open fields, and further features including a greenhouse and decking area—ideal for enjoying the peaceful village surroundings.

Additional benefits include five-bar gated access to a substantial gravel driveway providing ample parking for six or more vehicles, together with a detached double garage. The property further benefits from sixteen solar panels owned outright, supported by two battery storage units, with utility bills available by request.

**Entrance Hall**  
1.53 x 7.61 (5'0" x 24'11")

**Kitchen/Living Area**  
8.18 x 6.88 (26'10" x 22'6")

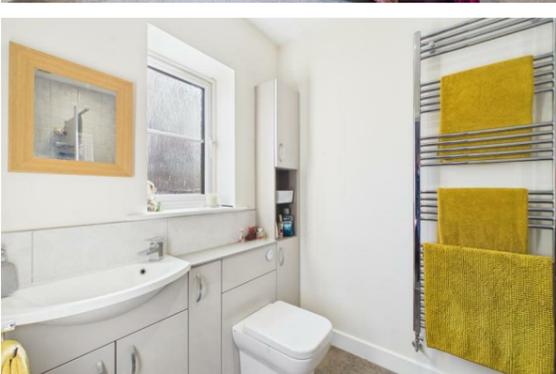
**Utility Room**  
3.91 x 1.70 (12'9" x 5'6")

**Master Bedroom**  
3.88 x 3.70 (12'8" x 12'1")

**En-Suite to Master Bedroom**  
2.78 x 1.64 (9'1" x 5'4")

**Bedroom Two**  
3.23 x 3.92 (10'7" x 12'10")

**Bathroom**  
3.89 x 2.06 (12'9" x 6'9")



**Bedroom Three**  
3.25 x 3.65 (10'7" x 11'11")

**EPC - A**  
97/99

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

- Construction: Standard
- Accessibility / Adaptations: Lateral Living, Ramped Access, Step Free 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: Double Garage, Driveway Private
- Solar Panels: Yes - Owned Outright
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Domestic Small Sewage Treatment Plant
- Heating: Heat Pump Air Source
- Internet connection: Cable
- Internet Speed: up to 75Mbps
- 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.