



Mill Lane

Gedney Hill, Spalding, PE12 0PW

Guide Price £525,000 - Freehold , Tax Band - D



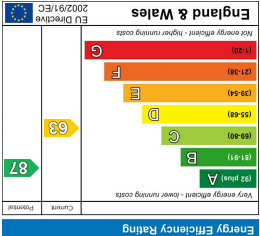
Floor Plan



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, 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/>

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Gedney Hill, Spalding, PE12 0PW

Nestled in the charming village of Gedney Hill, Spalding, this superb detached Edwardian-style character property is a true gem. Set on a substantial corner plot, the home has been thoughtfully improved by the current vendors, offering a blend of traditional elegance and modern versatility.

Upon entering, you are greeted by an inviting entrance porch that leads into a spacious reception hallway adorned with beautiful tiled ceramic flooring. The bay-fronted living room features a striking fireplace complete with a fitted log-burning stove, creating a warm and welcoming atmosphere. The property boasts five reception rooms in total, providing ample space for relaxation, entertainment, or even a home office. The downstairs bathroom, with its art deco theme, adds a touch of vintage charm. At the heart of this wonderful home lies a stunning kitchen, originally part of an attached barn. This stylish space is fitted with a range of contemporary base and eye-level units, a matching island unit, integrated cookers, and a designer extractor. The ramped ceiling, enhanced by two feature Velux roof windows, floods the area with natural light and seamlessly opens into a delightful dining/snug area, complemented by a walk-in pantry and a separate utility room. Ascending the feature staircase, you will find a spacious landing with a lovely leaded picture window, leading to three generously sized double bedrooms and a modern shower room. Outside, the property is surrounded by wrap-around gardens, featuring mature borders, beds, and trees, creating a tranquil oasis. Various timber outbuildings, including a garage and workshop space, provide additional storage and utility. A former garden/sun lounge, now utilised as a gymnasium, offers tremendous potential for various uses. With double gated access, secure parking for several vehicles is readily available. This stunning property is a perfect blend of character and modern living, making it an ideal family home in a sought-after location.

Entrance Porch
2.53 x 1.92 (8'3" x 6'3")

Entrance Hall
2.12 x 5.07 (6'11" x 16'7")

Lounge
3.88 x 3.85 (12'8" x 12'7")

Living Room
3.60 x 4.53 (11'9" x 14'10")

Office
3.60 x 3.14 (11'9" x 10'3")

Sun Lounge
2.89 x 3.26 (9'5" x 10'8")

Hallway
2.52 x 0.93 (8'3" x 3'0")

Hallway
3.87 x 2.28 (12'8" x 7'5")

Kitchen/Living Area
4.79 x 6.15 (15'8" x 20'2")

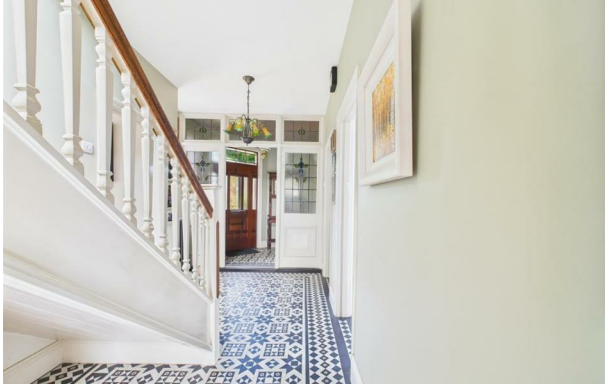
Dining Room
5.89 x 2.87 (19'3" x 9'4")

Pantry
1.42 x 2.77 (4'7" x 9'1")

Utility Room
2.35 x 2.19 (7'8" x 7'2")

Bathroom
2.36 x 4.09 (7'8" x 13'5")

Landing
2.55 x 3.03 (8'4" x 9'11")



Master Bedroom
3.92 x 3.88 (12'10" x 12'8")

Shower Room
2.52 x 1.08 (8'3" x 3'6")

Bedroom Two
3.62 x 4.52 (11'10" x 14'9")

Bedroom Three
3.62 x 3.62 (11'10" x 11'10")

Garage
7.08 x 3.83 (23'2" x 12'6")

Garage
5.23 x 9.09 (17'1" x 29'9")

Workshop
4.36 x 5.38 (14'3" x 17'7")

Summer House
6.347 x 6.40 (20'9" x 20'11")

EPC - D
63/87

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Lateral Living, Ramped Access, 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: 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: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Detached Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Cesspit
Heating: Oil
Internet connection: Fixed Wireless
Internet Speed: up to 80Mbps
Mobile Coverage: O2 - Great, Vodafone - 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.

