



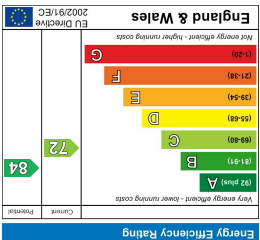
Floor Plan



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



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 Morrisons 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 benefitting 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

