

Luttongate

Gedney Hill, Spalding, PE12 0QJ

£530,000 - Freehold, Tax Band - D

4 3 3 D

Floor Plan



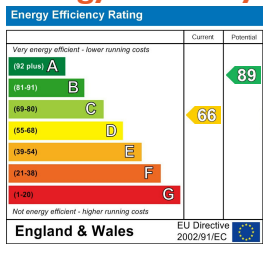
Area Map



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.

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Nestled in the charming Luttongate, this spacious detached home offers the perfect blend of character and modern living, set on a generous plot with delightful field views. Inside, you'll find three large reception rooms with beamed ceilings and log-burning stoves, a dining area opening to a bright conservatory, and a country-style kitchen with breakfast space. Practical additions include a boot room and WC. Upstairs, four double bedrooms feature two ensuites, including a master suite with dressing room. A family bathroom completes the accommodation. Externally, enjoy mature themed gardens, a large garage, workshop, games room, washroom, carport, and gated driveway with ample parking. Solar panels provide energy efficiency, making this a versatile and welcoming family home.

Nestled in the charming location of Luttongate, Gedney Hill, Spalding, this splendid detached family home offers a perfect blend of character and modern living. Set on a generous plot, the property boasts delightful field views to both the front and rear, creating a serene backdrop for family life. Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious hall. The home features three large reception rooms, both adorned with beautiful beamed ceilings and cosy log-burning stoves, perfect for those chilly evenings. The separate dining area flows seamlessly into a bright conservatory, also equipped with a log-burning stove, making it an ideal space for entertaining or enjoying family meals. The country-style kitchen and breakfast room is a delightful hub for culinary creativity, while a convenient boot room and WC add to the practicality of the layout. Ascending the stairs, you will find a spacious galleried landing that leads to four generously sized double bedrooms. The master suite is particularly impressive, featuring a dressing room and an ensuite shower room, while the guest room also benefits from its own ensuite. A separate family bathroom serves the remaining bedrooms, ensuring comfort for all. Outside, the property continues to impress with a large garage, workshop, washroom, and games room, all offering tremendous potential for various uses. The mature gardens are thoughtfully divided into themed zones, providing a tranquil outdoor space to relax and unwind. Additionally, the property features an extensive gated driveway, providing ample parking for multiple vehicles, along with a carport at the rear.
With solar panels owned outright, this home is not only beautiful but also energy-efficient. This wonderful property presents versatile living potential throughout, making it an ideal choice for families seeking a peaceful yet convenient lifestyle.

Entrance Porch
1.32 x 2.35 (4'3" x 7'8")

Entrance Hall
5.01 x 1.98 (16'5" x 6'5")

Living Room
4.95 x 3.79 (16'2" x 12'5")

Lounge Diner
8.88 x 4.34 (29'1" x 14'2")

Side Porch
2.94 x 1.92 (9'7" x 6'3")

Hallway
2.18 x 1.27 (7'1" x 4'1")

WC
1.36 x 1.20 (4'5" x 3'11")

Garden Room
3.24 x 5.76 (10'7" x 18'10")

Kitchen Breakfast Room
3.79 x 4.81 (12'5" x 15'9")

Rear Porch
1.39 x 2.39 (4'6" x 7'10")













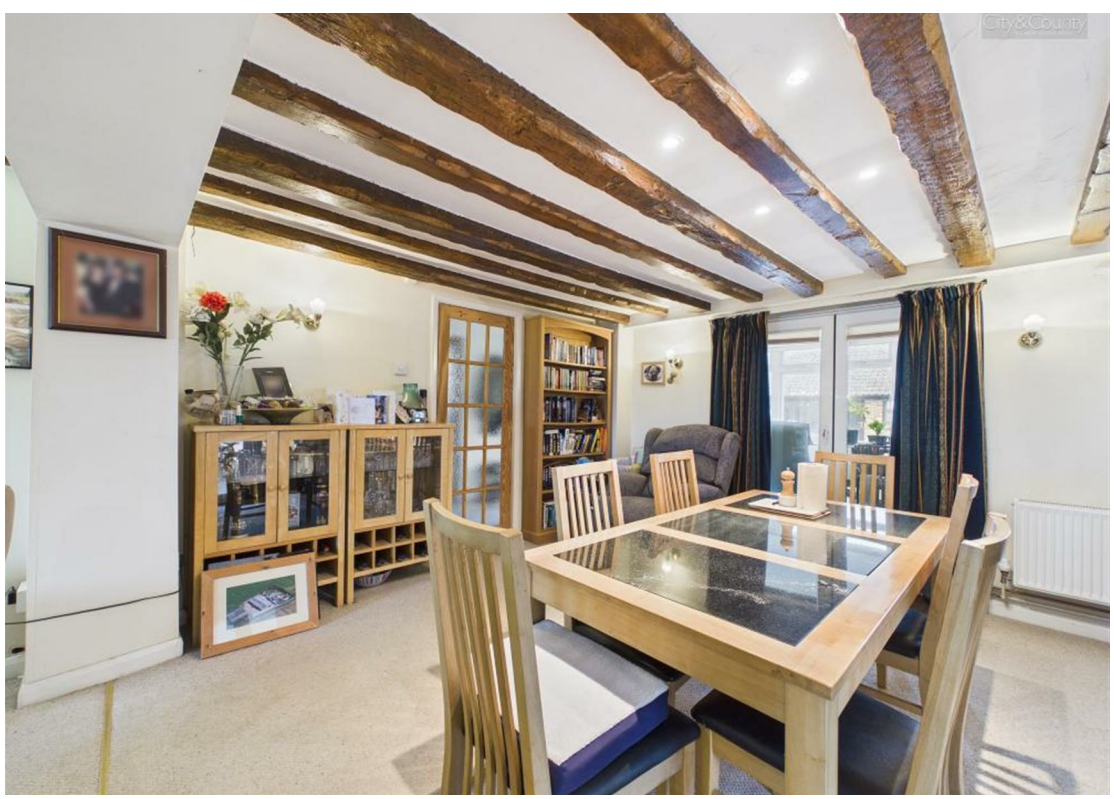












Landing
4.86 x 2.04 (15'11" x 6'8")

Master Bedroom
3.78 x 3.63 (12'4" x 11'10")

En-Suite To Master Bedroom
3.78 x 1.23 (12'4" x 4'0")

Dressing Room To Master Bedroom
2.36 x 3.83 (7'8" x 12'6")

Bedrom Two
3.60 x 3.76 (11'9" x 12'4")

En-Suite To Bedroom Two
1.15 x 1.58 (3'9" x 5'2")

Hallway
1.10 x 2.58 (3'7" x 8'5")

Bedroom Three

Bathroom
2.57 x 2.52 (8'5" x 8'3")

Bedroom Four
2.49 x 3.10 (8'2" x 10'2")

Garage
8.93 x 3.75 (29'3" x 12'3")

Workshop
3.99 x 17.10 (13'1" x 56'1")

Games Room
4.48 x 12.52 (14'8" x 41'0")

Gym Area
4.36 x 3.37 (14'3" x 11'0")

Utility Room
4.47 x 2.60 (14'7" x 8'6")

WC
1.71 x 0.91 (5'7" x 2'11")

EPC - D
66/89

Tenure - Freehold