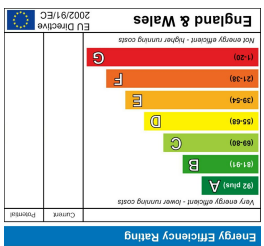


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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

Energy Efficiency Graph



Area Map



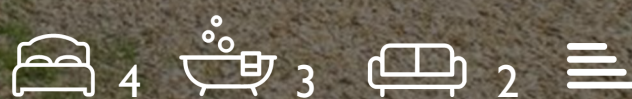
Floor Plan



North Road

Gedney Hill, Spalding, PE12 0NL

£399,000 - Freehold , Tax Band - C



North Road

Gedney Hill, Spalding, PE12 0NL

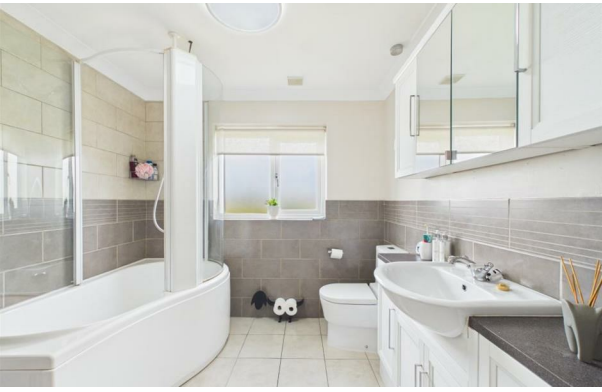
An impressive detached family home set within a sought-after village location, enjoying beautiful countryside views and immaculate presentation throughout. Boasting four double bedrooms, generous living accommodation, a landscaped south-facing garden and extensive off-road parking, this exceptional property offers the perfect blend of rural charm and modern family living.

Enjoying a delightful position within the sought-after village of Gedney Hill, this exceptional detached family home combines spacious accommodation with stunning open field views and a superb standard of presentation throughout. Beautifully maintained and thoughtfully appointed, the property offers over four generous double bedrooms and three well-equipped bathrooms, perfectly suited to modern family living. A welcoming reception hall leads to an elegant bay-fronted living room, where a charming open fire creates a warm focal point. A single door opens into a separate dining room, providing an ideal space for both everyday family life and entertaining. At the heart of the home is a beautifully crafted cream shaker-style kitchen, complemented by solid work surfaces and a matching breakfast bar, creating a stylish and practical space for cooking and socialising. A separate utility room and cloakroom add further convenience. The impressive galleried landing gives access to four well-proportioned double bedrooms, including a superb principal suite with its own contemporary en-suite shower room, while a spacious family bathroom serves the remaining bedrooms. Outside, the property continues to impress. The enclosed south-facing garden enjoys a high degree of privacy and is perfectly designed for outdoor living, featuring an attractive pergola and patio area from which to enjoy the wonderful open countryside views. A substantial driveway provides parking for numerous vehicles, making it ideal for growing families and visiting guests. A valuable addition to the property is the dedicated space to the side of the house, offering excellent caravan storage with easy access. Offering a peaceful village setting, attractive rural outlooks and immaculate accommodation throughout, this outstanding home presents a rare opportunity to enjoy countryside living without compromise.

- Entrance Hall**
1.94 x 4.60 (6'4" x 15'1")
- Living Room**
4.21 x 4.65 (13'9" x 15'3")
- Dining Room**
3.57 x 4.08 (11'8" x 13'4")
- Kitchen**
3.67 x 4.04 (12'0" x 13'3")
- Utility Room**
1.80 x 2.48 (5'10" x 8'1")
- WC**
1.81 x 0.80 (5'11" x 0'0".262'5")
- Shower Room**
1.91 x 1.54 (6'3" x 5'0")
- Landing**
5.59 x 0.98 (18'4" x 3'2")
- Master Bedroom**
4.18 x 4.65 (13'8" x 15'3")
- Hallway**
1.18 x 1.99 (3'10" x 6'6")
- En-Suite To Master Bedroom**
2.14 x 2.57 (7'0" x 8'5")
- Bedroom Two**
3.57 x 4.05 (11'8" x 13'3")
- Bedroom Three**
3.05 x 2.97 (10'0" x 9'8")



- Bathroom**
2.49 x 2.95 (8'2" x 9'8")
- Bedroom Four**
2.71 x 3.64 (8'10" x 11'11")
- EPC - Awaiting**
- 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 (answer yes if there are restrictions, eg does not allow pets): 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: Single Garage, Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Domestic Small Sewage Treatment Plant
- Heating: Electric Room Heaters
- Internet connection: Fixed Wireless
- Internet Speed: up to 80Mbps
- Mobile Coverage:



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.