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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



Plot 1 - Mill Lane, Gedney Hill, Spalding, Lincolnshire PE12 0PW

**GUIDE PRICE - £267,500 Freehold**

- Low Density New Development
- Link Detached T Bedroom Property
- Enclosed Gardens
- Garage
- Popular South Lincolnshire Village Location

**The Developer will dedicate £5000 towards the buyers' legal fees, upgrades on carpets, blinds, tiles, kitchen cupboard options and turf**

Exciting new low density development in popular South Lincolnshire village convenient for local amenities and easy access to Spalding and Peterborough. Anticipated completion Autumn 2023. 10 Year NHBC Warranty **Reserve Now!!**

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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Built to a high standard by reputable local developments D & R Homes, this property forms part of a very small, low density development of 8 properties pleasantly situated within the attractive village of Gedney Hill. The link detached accommodation briefly comprises reception hall with staircase off, kitchen/diner, doakroom with low level WC and wash hand basin, lounge and three bedrooms.

#### **RECEPTION HALL**

With built in store cupboard and staircase off

#### **CLOAKROOM**

3' 6" x 3' 1" (1.08m x 0.95m) Low level WC and wash hand basin.

#### **OPEN PLAN LOUNGE/DINER/KITCHEN**

23' 1" x 11' 1" (7.04m x 3.4m) plus 2.7m x 2.5m - L Shaped comprising lounge area with window to the front elevation, dining area with French doors to the rear elevation and kitchen area with window to the rear elevation, extensive range of units and appliances.

#### **FIRST FLOOR LANDING**

Doors arranged off to:

#### **MASTER BEDROOM**

15' 3" x 9' 6" (4.66m x 2.91m) Window to front elevation, door to:

#### **EN SUITE SHOWER ROOM**

8' 10" x 3' 9" (2.71m x 1.15m) Three piece suite comprising shower cubicle, low level WC and wash hand basin.

#### **BEDROOM 2**

12' 11" x 11' 1" (3.94m x 3.4m) Window to the front elevation.

#### **BEDROOM 3**

12' 2" x 9' 10" (3.73m x 3.0m) Window to the rear elevation.

#### **FAMILY BATHROOM**

7' 2" x 5' 10" (2.19m x 1.08m) Panel bath, low level WC, wash basin, window to the front elevation.

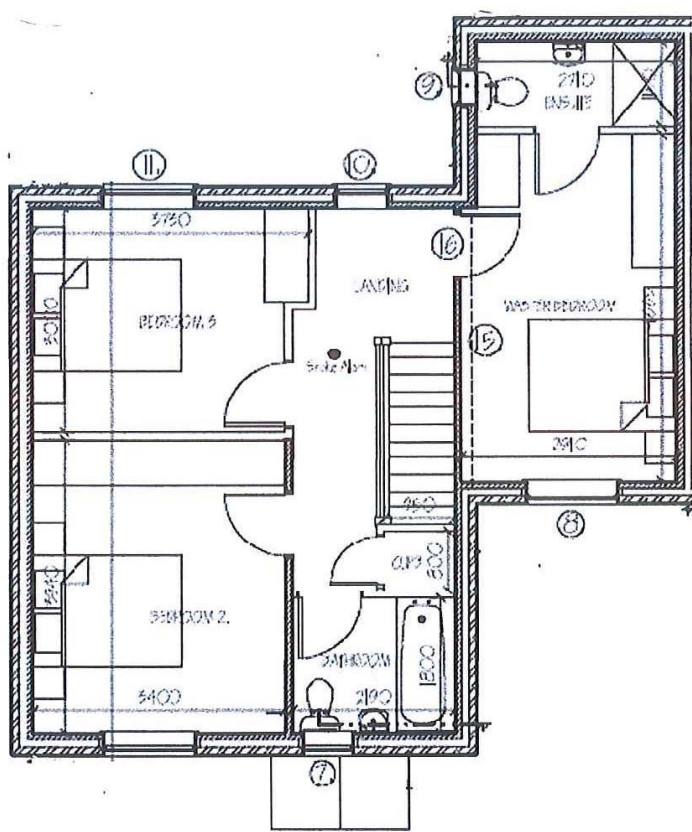
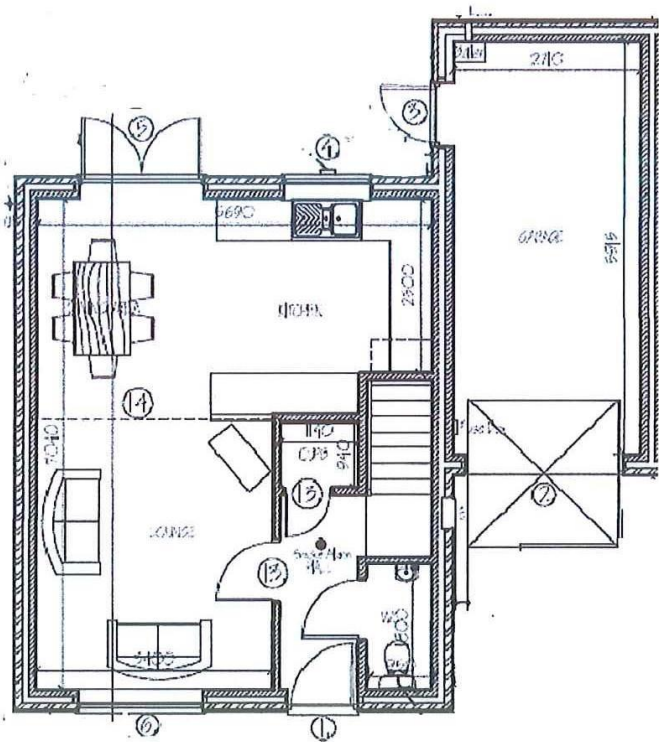
#### **GARAGE**

19' 4" x 8' 10" (5.91m x 2.71m) Electric roller shutter door, externally mounted electricity meter, side personnel door, power and lighting.

#### **EXTERIOR**

Front driveway leading to:

#### **ENCLOSED GARDENS**



## GENERAL SPECIFICATION

The property will be built to a high standard with full 10 year guarantee. LPG Gas central heating, UPVC windows, quality kitchen and bathroom fittings. Building is now underway with anticipated completion summer 2023. Please enquire with the Agents for a further update.

## DIRECTIONS

Proceed in a southerly direction along the A16 Peterborough Road continuing for a round 8 miles to Crowland. Turn left onto the B1166 signposted Holbeach Drove and Gedney Hill. Proceed into Gedney Hill and the property is situated on the left hand side just before Mill Lane leads into Lincoln's Avenue.

## AMENITIES

Gedney Hill is a well served village with primary school, golf course, church and "Morrisons Local" convenience store. The village is situated close to the Cambridgeshire border with easy onwards access to Spalding and Wisbech (each approximately 9 miles) and the Cathedral City of Peterborough is 14 miles distance offering a fast train link to London King's Cross (minimum journey time 46 minutes), extensive amenities and access onto the A1 for all routes north and south.

## SERVICES

All mains

## COUNCIL TAX BAND

TBA

## LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

## PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

## ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis.

The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

## APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

## Ref: 15250

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

## ADDRESS

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## CONTACT

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