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17 Highstock Lane, Gedney Hill, Spalding, PE12 0QG

£440,000 Freehold

- Detached Bungalow
- Double Aspect Lounge
- Kitchen/Diner
- Dining Room & Garden Room
- Utility Room & Cloakroom

Detached Annex/Work from Home Office to the rear!!
Nestled in the charming semi-rural village of Gedney Hill, this delightful extended detached bungalow from the 1980s offers a unique blend of comfort and luxury. Boasting three bedrooms, three reception rooms, and two bathrooms, this property provides ample space for a family or those who love to entertain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ENTRANCE HALL :

Radiator, power points, loft hatch, storage cupboard and an airing cupboard.

DOUBLE ASPECT LOUNGE :

5.49m x 3.56m (18'0" x 11'8") UPVC double glazed window to the side, two UPVC double glazed windows to the front, radiator, power points, open fireplace, TV point.



KITCHEN/DINER :

4.95m x 3.73m (16'3" x 12'3") UPVC double glazed window to the front, high gloss handle-less base and eye level units with a solid wood work-surface over, sink and drainer with a mixer tap, a separate filter tap and a Quooker hot water tap, integrated electric



double oven and grill with an integrated microwave and convection oven, induction hob with an extractor hood over, inset spotlights, glass splash-back's, integrated dishwasher, space and point for a fridge/freezer, walk-in larder pantry cupboard with inset shelving and spotlights, power points (some with USB charging) kick board heater, double glazed sliding patio doors to the garden room.

DINING ROOM :

3.66m x 2.44m (12'0" x 8'0") UPVC double glazed window to the front, radiator, Fujitsu air-conditioning and heating system, power points. internal door to the utility room.

UTILITY ROOM :

UPVC obscured double glazed window to the rear, wall mounted battery storage units and solar units with a Worcester Bosch wall mounted LPG gas boiler, space and plumbing for a washing machine, space and point for a tumble dryer.

GARDEN ROOM :

2.92m x 2.77m (9'7" x 9'1") UPVC double glazed French doors to the side, patio doors to the kitchen, radiator, power points, telephone points and a TV point.

SAUNA ROOM :

4.70m x 2.92m (15'5" x 9'7") UPVC double glazed window to the rear, radiator, power points, wall mounted heated towel rail, a fully tiled shower cubicle with an electric mixer shower, inset spotlights, media speakers to the wall, tiled floor and extractor fan, door accessing the cloakroom.

CLOAKROOM :

UPVC obscured double glazed window to the rear, W.C, vanity washbasin with taps over and storage cupboards beneath, radiator, tiled floor.

BEDROOM ONE :

5.31m x 3.10m (17'5 x 10'2), wall mounted air-conditioning and heating unit.

DRESSING AREA

Radiator, power points, UPVC obscured double glazed window to the side.

EN-SUITE :

UPVC obscured double glazed window to the side, fully tiled shower cubicle with an electric mixer shower over, W.C, vanity washbasin with taps over and storage cupboards beneath, bidet and a radiator.

BEDROOM TWO :

3.35m x 3.05m (11'0" x 10'0") UPVC double glazed window to the side, radiator and power points.



BEDROOM THREE :

3.05m x 2.97m (into the wardrobes) (10'0" x 9'9" (into the wardrobes)) UPVC double glazed window to the side, radiator, power points and built-in wardrobes.

BATHROOM :

4.67m x 3.05m (max) (narrowing to 3.05m) (15'4" x 10'0" (max) (narrowing to 10'0"))) UPVC obscured double glazed window to the rear, a corner multi jet bath with a telephone style mixer tap over, W.C, vanity washbasin with taps over, fully tiled shower cubicle with an electric mixer shower over, radiators, inset spotlights.



EXTERIOR :

The property offers a vast amount of gravelled off-road parking for numerous vehicles, with an electric charging point to the side, solar panels to the roof and a courtesy outside light. The property benefits from having pedestrian access to both sides of the dwelling; with the rear garden being enclosed by hedging and panel fencing. A patio seating area is ideally located adjacent to the garden room, along with outside lights and an outside tap. The rear garden is all low maintenance, being laid to gravel with a circular decorative patio seating area having an enclosed roof and brick pillars; this then leads to the summerhouse.

To the rear of the garden, is an open area, which could be separated from the adjacent neighbours garden with panel fencing being erected. There is a separate driveway to the rear of the property, which allows vehicular access for further parking if needed, this then carries on to the detached billiards/games room.



SUMMERHOUSE :

4.72m x 2.34m (15'6 x 7'8) Having power and lighting connected, wooden French doors to the front and two windows to the front, wooden floor, separate fuse box, electric fireplace and power points.

DETACHED BILLIARDS/GAMES ROOM :

9.86m x 6.25m (not inc cloakroom/store room) (32'4 x 20'6 (not inc cloakroom/store room)) Being of brick construction with a UPVC double glazed window to front, 2 UPVC double glazed windows to the front, both heated and cooled by a Fujitsu air-conditioning and heating system, multiple power points, a bar area with base units and a work surface over, wall lights

Storage Room :

3.84m x 1.42m (12'7 x 4'8)

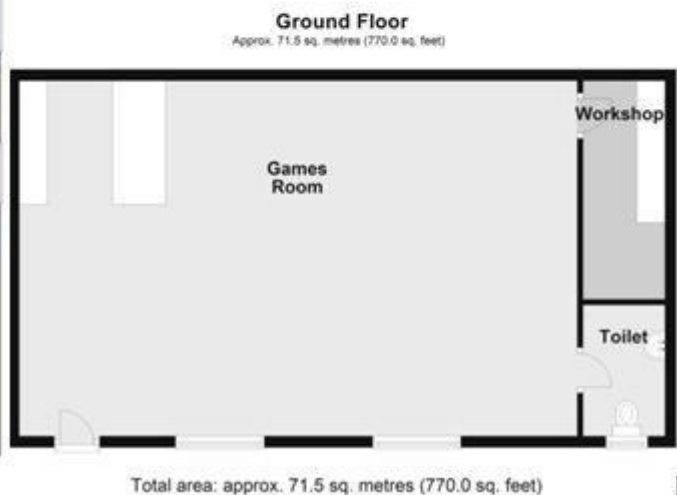
Cloakroom :

Having a W.C, vanity washbasin with a mixer tap over and storage cupboards beneath, solar panels to the roof.









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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water and electricity. Private sewerage treatment system. LPG gas.
Solar Panels – 2 solar system are installed, one being on an existing FIT (feed in Tarriiff agreement), the second having battery storage and emergency power supply facility.

COUNCIL TAX BAND D

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: M & M

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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