

# PROPERTY OF THE WEEK

**19 North Road  
Gedney Hill  
Spalding  
Lincolnshire  
PE12 0NL**

**£435,000**



- Detached Property
- Five Bedrooms
- Games Room with Bar
- Large Gated Driveway
- Two En-suites
- Large Master Bedroom
- No Chain



**Ref: PRB10781**

## General Description

**\*\*NO FORWARD CHAIN\*\*** A Detached five bedroom property with two en-suites and four piece family bathroom situated on North Road Gedney Hill. The property has had a Double Garage conversion into Games Room and Bar, perfect for those who like to host. Large kitchen/diner with utility room, lounge and study with Cloakroom. Outside, the property benefits from gated access to large gravelled driveway providing off road for numerous vehicles and a pleasant rear garden. The double garage has been converted but still retains clicker electric door with storage. Overall 204 sqm2 of property.

To arrange your viewing, please call our sales team.

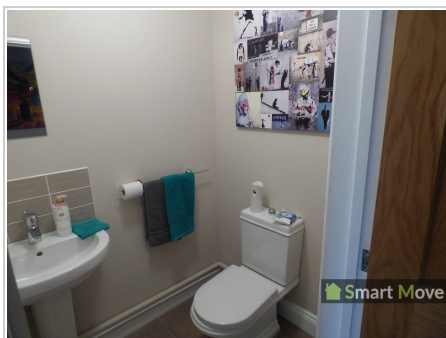
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## Accommodation



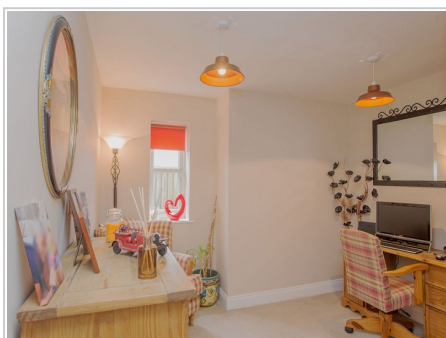
### Entrance Hallway (10' 11" x 11' 3") or (3.33m x 3.44m)

Door leading into entrance hallway with stairs leading to 1st floor and landing, understairs storage, window to the front, carpeted flooring with underfloor heating, power sockets



### Cloak Room (3' 11" x 5' 1") or (1.20m x 1.56m)

Two piece suite comprising of WC and wash hand pedestal basin with tiled splashbacks, extractor, tiled flooring with underfloor heating.



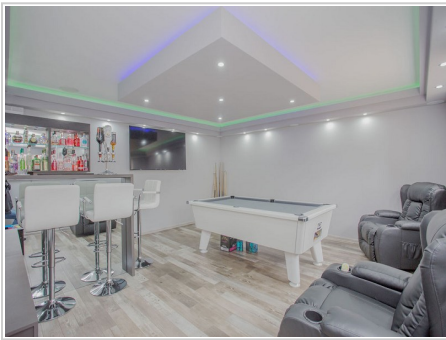
### Study (13' 0" x 10' 9") or (3.96m x 3.27m)

Window to the side, carpeted flooring with under floor heating, telephone point, power sockets.(L-shaped)



### Lounge (13' 0" x 17' 10") or (3.96m x 5.44m)

French doors to the rear with windows to the side, electric fire with surround, TV point, telephone point, power sockets, carpeted with underfloor heating.



### Games Room (16' 5" x 16' 2") or (5.0m x 4.93m)

Bespoke Bar with chiller for bottles, sink with drainer and tap, back lit, Colour lit with remote control cornicing plus spotlights, laminate flooring with underfloor heating, two windows to the side and TV point for wall mounted TV and power sockets.



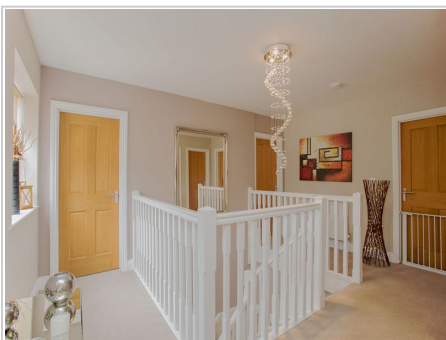
### Kitchen/Diner (11' 3" x 22' 1") or (3.43m x 6.73m)

Base and eye level units with worktops to compliment, sink with drainer and mixer tap, Range Electric Belling cooker with large extractor canopy above, built in fridge and built in dishwasher, window to the side and rear with French doors to the rear, power sockets, TV point, spotlights, tiled flooring with under floor heating



### Utility Room (11' 3" x 10' 8") or (3.43m x 3.26m)

Base and eye level units with worktops to compliment, sink with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, space for side by side fridge freezer, window to the side and front, door to the side, tiled flooring with under floor heating, spotlights, power sockets. Walk in cupboard housing electric heating system and controls plus cylinder.



### Landing

Window to the front, stairs leading from ground floor, loft hatch, radiator, storage cupboard, smoke detector, power sockets



### Bedroom 1 (25' 6" x 16' 1") or (7.78m x 4.91m)

Window to the front, 3 x Velux windows to side, 3 x radiators, TV point, power sockets.(L-shaped)



**En Suite 1 (9' 5" x 6' 0") or (2.86m x 1.83m)**

Three piece en suite comprising of large shower cubicle with shower over, WC and wash hand basin with cupboards, tiled, Velux window to the side, radiator, tiled flooring.



**Bedroom 2 (13' 0" x 11' 7") or (3.97m x 3.53m)**

Window to the rear, radiator, power sockets



**En suite 2 (3' 1" x 10' 2") or (0.95m x 3.10m)**

Three piece en suite comprising of Shower cubicle with shower over, WC and wash hand basin with cupboard, extractor and tiled flooring.



**Bedroom 3 (11' 3" x 10' 8") or (3.43m x 3.25m)**

Window to the rear, radiator, power sockets.



**Bedroom 4 (11' 3" x 10' 8") or (3.43m x 3.24m)**

Window to the front, radiator, power sockets



### Bedroom 5 (10' 11" x 7' 8") or (3.34m x 2.34m)

Window to the rear, radiator, power sockets.



### Bathroom (10' 11" x 7' 8") or (3.34m x 2.34m)

Four piece suite comprising of bath with mixer tap, WC and wash hand basin with cupboards, Oversized shower cubicle with shower above, window to the side, radiator, tiled flooring and walls.



### Front Of Property

Brick walled with Iron gate remotely opened, gravelled large driveway for numerous vehicles, fence enclosure, outside lighting, side access to Utility Room and rear gated access to the rear garden. Daikin air source heat pump.



### Rear Garden

Mainly laid to lawn with patio areas for lounging and BBQ area. Outside power sockets and outside lighting, enclosed by fencing with side storage area.

## Services

Mains electricity, mains water

EPC Rating:73

## Tenure

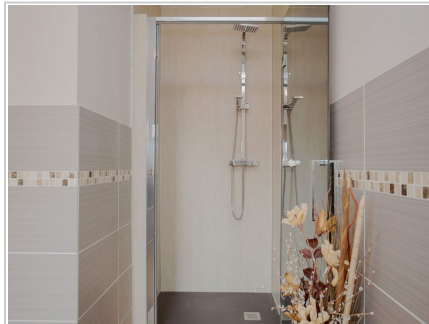
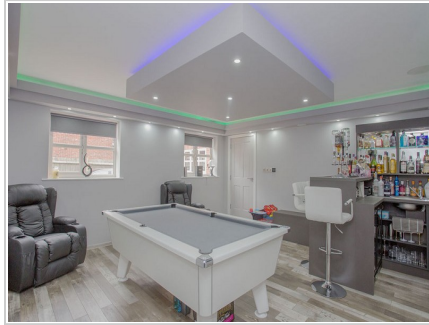
We are informed that the tenure is Freehold

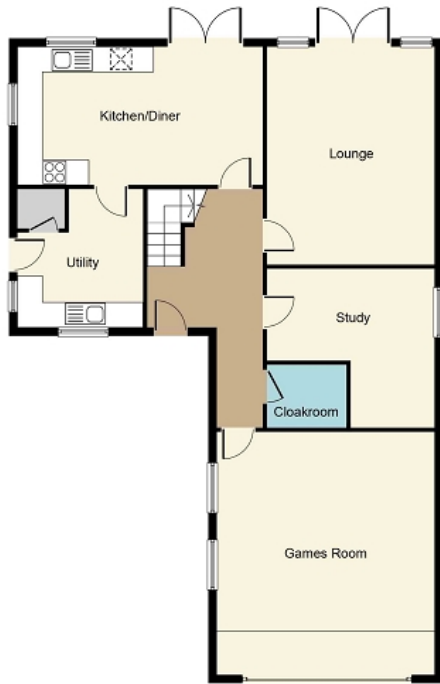
## Council Tax

Band F

# Directions

Upon entering Gedney North Road is located off Hillgate.





**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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