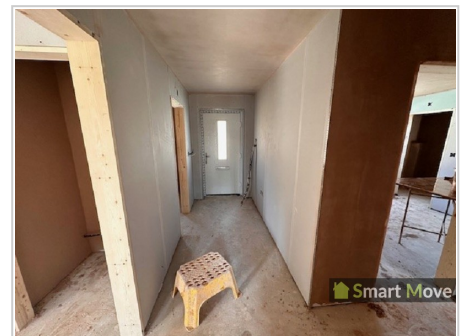
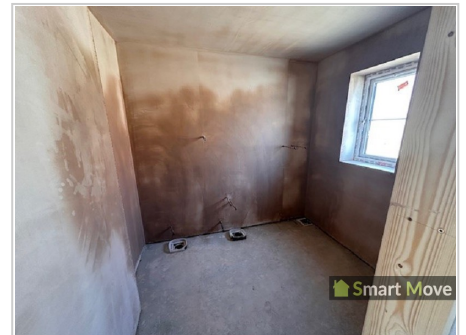


PROPERTY OF THE WEEK

**21b Hillgate
Gedney Hill
Spalding
Lincolnshire
PE12 0NN**

£345,000



- Brand New Bungalow
- 10 Years Architects Warranty
- Bespoke Kitchen with Appliances
- Samsung Air Source Central Heating
- Additional Parking space
- Detached Garage with Remote Shutter Door
- Completion June 24

Ref: PRA12699

Viewing Instructions: Strictly By Appointment Only

General Description

Under Construction with a June Completion is this Brand New Detached Bungalow situated in the heart of Gedney Hill. The property benefits from a Architects 10 years Warranty and UPVC double glazing with Samsung Air Source central heating and underfloor heating throughout. Buyer has a choice of colours if in early enough for carpets. The kitchen will be fitted with built in appliances and have a single detached garage with electric remote roller shutter doors plus double depth driveway and additional parking space. For all enquiries please contact our Sales office and we will provide hard Helmuts while onsite. Call 01733511151 to organise a viewing.

Accommodation



Entrance Hallway (12' 8" x 4' 7") or (3.86m x 1.39m)

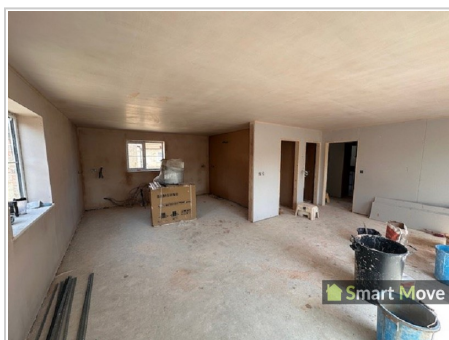
Smooth ceilings with spotlights and power socket. Laminate flooring.

Lounge Area (20' 8" x 3' 7") or (6.31m x 1.09m)

UPVC double glazed window to the rear with French door to the rear, Spotlights, radiator, TV socket, power sockets.

Airing cupboard

Air source central heating tank and all access walk in cupboard.



Kitchen Area (13' 6" x 10' 9") or (4.12m x 3.28m)

Bespoke fitted range of base and eye level units with quartz worktops with fitted sink and drainer with mixer tap. Integrated double oven, with four ring electric hob and extractor above, integrated fridge freezer and dishwasher. Tiled splashbacks, power sockets, smooth ceilings with spotlights. UPVC double glazed window to the front.

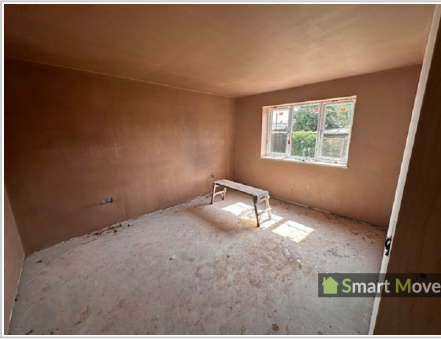


Bedroom 1 (10' 11" x 11' 6") or (3.32m x 3.51m)

Smooth ceilings with spotlights and power sockets, laminate flooring. UPVC double glazed window to the front.

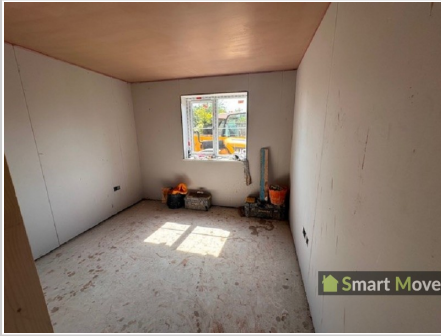
En Suite (10' 10" x 3' 9") or (3.31m x 1.14m)

Three piece suite comprising of shower cubicle with shower over fully tiled, WC and Wash hand pedestal basin with mixer tap, chrome towel rail radiator, extractor, UPVC double glazed window to the side, shaver socket.



Bedroom 2 (10' 6" x 13' 3") or (3.21m x 4.04m)

Smooth ceilings with spotlights and power sockets, UPVC double glazed window to the rear.



Bedroom 3 (9' 9" x 9' 4") or (2.98m x 2.84m)

Smooth ceilings with spotlights and power sockets, UPVC double glazed window to the rear.



Bathroom (6' 7" x 8' 2") or (2.00m x 2.50m)

Three piece suite comprising of P shape bath with shower screen and shower over and mixer tap to the bath, fully tiled, WC, wash hand vanity basin, extractor, chrome towel rail radiator, UPVC double glazed window to the front, shaver socket.



Access to Property

Gravelled road leading off Hillgate giving access to four Detached properties with 21B being the last one on the right.

Pathway leading to front of the property and front door and driveway access.



Front Of Property

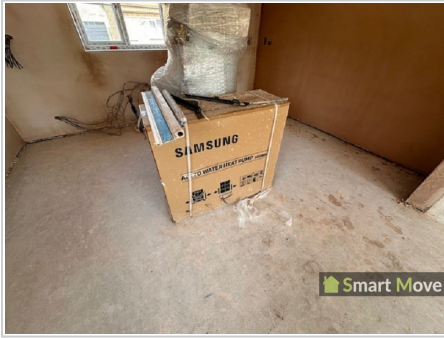
Double depth driveway leading to the Detached Garage with Electric Roller shutter door and an additional Driveway for parking of one vehicle.

Rear Garden

Laid to lawn with full enclosure with fence and gated access to driveway. Patio areas of the kitchen diner with Indian sandstone slabs. Outside tap.

Driveway And Garage

Gravelled driveway leading to a Detached Single Garage with Remote Electric shutter doors and power and lighting inside with a courtesy door to the side.



Agents Note

LVT flooring throughout bar carpets in bedrooms that can be chosen by buyer for colours.

EPC will be issued on completion.

Services

Mains electricity, mains water

Tenure

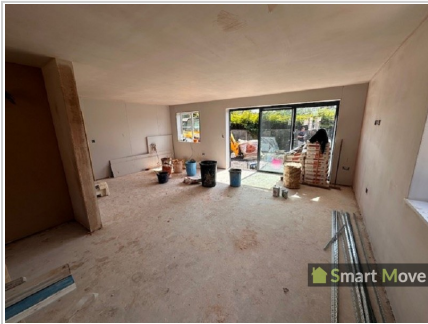
We are informed that the tenure is Freehold

Council Tax

Band C

Directions

Situated off Station Rd Gedney Hill



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a

report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.