



Hillgate, Gedney Hill Spalding PE12 0NN

Welcome to

Hillgate, Gedney Hill Spalding

WANT A BRAND NEW HOME? Look no further than this high quality, detached bungalow situated in the popular village of Gedney Hill on a small individual development. This lovely home is located on a small development and offers generous accommodation from its 3 double bedrooms, with the master further benefiting from a lovely ensuite shower room! There is also an open plan lounge / kitchen / diner, overlooking the rear garden, family bathroom as well as a single garage, off road parking & rear garden! To fully appreciate the size, design and quality of these fabulous homes, an early viewing is highly recommended! Call now to arrange your viewing!* Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details **





Entrance Hall

Lounge / Kitchen / Diner

24' 8" x 20' 8" Max (7.52m x 6.30m Max)

Master Bedroom

10' 11" x 11' 7" (3.33m x 3.53m)

Ensuite

10' 11" x 3' 9" (3.33m x 1.14m)

Bedroom 2

13' 3" x 10' 7" (4.04m x 3.23m)

Bedroom 3

9' 4" x 9' 8" (2.84m x 2.95m)

Bathroom

7' 11" x 6' 5" (2.41m x 1.96m)

Front & Rear Gardens

Single Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

Hillgate, Gedney Hill Spalding

- BRAND NEW DETACHED BUNGALOW
- 3 Double Bedrooms
- Ensuite to Master
- Off Road Parking
- Garage

Tenure: Freehold EPC Rating: Exempt

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB123946



Property Ref:
WSB123946 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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