



## 14 Highstock Lane, Gedney Hill, PE12 0QG

**£425,000**

- High-Specification Bungalow – Built by D Brown Contractors in 2022 with underfloor heating and air source technology for modern efficiency.
- Spacious & Stylish Interior – Nearly 1,400 sqft of accommodation featuring LVT flooring, oak internal doors, three bedrooms, an ensuite, and a four-piece family bathroom.
- Stunning Open-Plan Living – Contemporary kitchen with contrasting units, quartz worktops, and integrated appliances, flowing into the bright living area.
- Seamless Indoor-Outdoor Space – Two sets of bi-folding doors open onto a generous patio and rolling lawn, perfect for entertaining.
- Excellent Location – Gedney Hill offers a well-regarded primary school and a golf club, ideal for families and leisure.
- Great Transport Links – Just a 30-minute drive to Peterborough train station, with direct connections to London and beyond.

Built by the highly regarded D Brown Contractors in 2022, this stunning three-bedroom detached bungalow offers contemporary living with a high specification throughout. Designed with comfort and efficiency in mind, the property features underfloor heating and air source technology, ensuring a modern and energy-efficient home.

Upon entering, you are welcomed by a stylish entrance hall with LVT flooring and oak internal doors, setting the tone for the nearly 1,400 sqft of beautifully designed accommodation. The bungalow comprises three well-proportioned bedrooms, including a superb principal suite with an ensuite, alongside a luxurious four-piece family bathroom.

At the heart of the home is the impressive open-plan kitchen and living area, delivering the ultimate 'wow factor.' The contemporary kitchen boasts contrasting colour units, sleek quartz worktops, and high-quality integrated appliances, creating a sophisticated yet functional space. The light-filled living area seamlessly extends through two sets of bi-folding doors onto a generous patio seating area and an expansive rolling lawn beyond—perfect for enjoying the best of indoor-outdoor living.

Externally, the property benefits from ample off-road parking and a detached double garage, providing both convenience and practicality.

#### Location

Gedney Hill is a charming rural village offering a peaceful countryside lifestyle while still being well connected. The village is home to a well-regarded primary school, making it ideal for families. For leisure, Gedney Hill Golf Club is just moments away, offering a welcoming course for both beginners and seasoned golfers. Despite its tranquil setting, the village enjoys excellent transport links, with Peterborough train station just a 30-minute drive away, providing direct services to London and beyond.

This outstanding home perfectly combines luxury, space, and a fantastic location—viewing is highly recommended!

#### Entrance Hall 17'4" x 5'2" (5.29m x 1.59m)



Composite glazed entrance door with glazed sidelight, skimmed ceiling, LVT flooring with underfloor heating, built in double door airing cupboard. Doors to bedrooms, bathroom and open plan living area.

#### Lounge 22'3" x 15'6" (6.79m x 4.73m)



PVCu double glazed windows to rear and bi folding doors to side, skimmed ceiling with recessed spotlighting, LVT flooring with underfloor heating.



**Kitchen 12'7" x 24'2" (3.86m x 7.39m)**



PVCu double glazed window to side and bi folding doors to rear, skimmed ceiling with recessed spotlighting, LVT flooring with underfloor heating, door to utility room. Fitted with a matching range of base and eye level units with quartz work surfaces and central island unit. Induction hob with extractor hood over, integrated eye level oven and microwave combination oven, integrated fridge freezer, integrated drinks fridge and dishwasher, composite sink fitted into the quartz worktop with a boil/mixer tap above.



**Utility Room 6'11" x 7'8" (2.13m x 2.34m)**



PVCu double glazed door opening to side, skimmed ceiling, LVT flooring, fitted base and full height units with worktop space and matching upstand, stainless steel sink and drainer with chrome mixer tap over.

**Bedroom 1 11'8" (max) x 18'5" (3.56m (max) x 5.63m)**



PVCu double glazed windows to front, skimmed ceiling, underfloor heating. Door to ensuite.



**En-suite 6'11" x 7'6" (2.12m x 2.30m)**



Skimmed ceiling with extractor fan, tiled flooring with underfloor heating, chrome wall mounted heated

towel rail, illuminated vanity mirror. Fitted oversize walk in shower enclosure with thermostatic bar shower, rainfall head and hand held attachment, built in vanity unit with concealed cistern toilet and moulded basin with chrome mixer tap over.



**Bedroom 2 9'7" x 10'7" (2.94m x 3.25m)**



PVCu double glazed window to front, skimmed ceiling, underfloor heating.

### Bedroom 3 10'7" x 10'7" (3.24m x 3.25m)



PVCu double glazed window to side, skimmed ceiling, underfloor heating.

### Bathroom 6'8" x 10'7" (2.05m x 3.25m)



PVCu double glazed window to side, skimmed ceiling with recessed spotlighting and extractor fan, LVT flooring, wall mounted illuminated vanity mirror, chrome wall mounted heated towel rail. Fitted with a four piece suite comprising tiled walk in shower enclosure with chrome thermostatic shower riser, rainfall head and hand held shower attachment, double ended panel bath with central chrome mixer tap, concealed cistern toilet and wash hand basin set in vanity unit with built in storage.



### Outside



The property sits central on the plot of around a third of an acre and enjoys ample off road parking to the front with lawn frontage and access to the double garage. Side gated access leads to the rear garden .

The rear garden is generous in size and laid to lawn with timber fence boundaries. There is a sandstone patio seating area, outside power points, lighting and cold water tap.



**Garage 17'11" x 17'11" (5.47m x 5.48m)**



The double garage has an electric roller shutter door to front and an additional pedestrian door. There is power and light connected.



**Property Postcode**

For location purposes the postcode of this property is: PE12 0QG

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold

Council tax band: D

Annual charge: No

Property construction: Brick built

Electricity supply: Eon Next

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Private Sewerage Treatment Plant

Heating: Air Source Heat Pump

Heating features: No

Broadband: As stated by Ofcom, Standard and Superfast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is None over Voice and Data. Three is None over Voice and Data. O2 is None over Voice and Data. Vodafone is Limited over Voice but None over Data. Mobile coverage: As stated by Ofcom, Outdoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B83

**Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

**Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

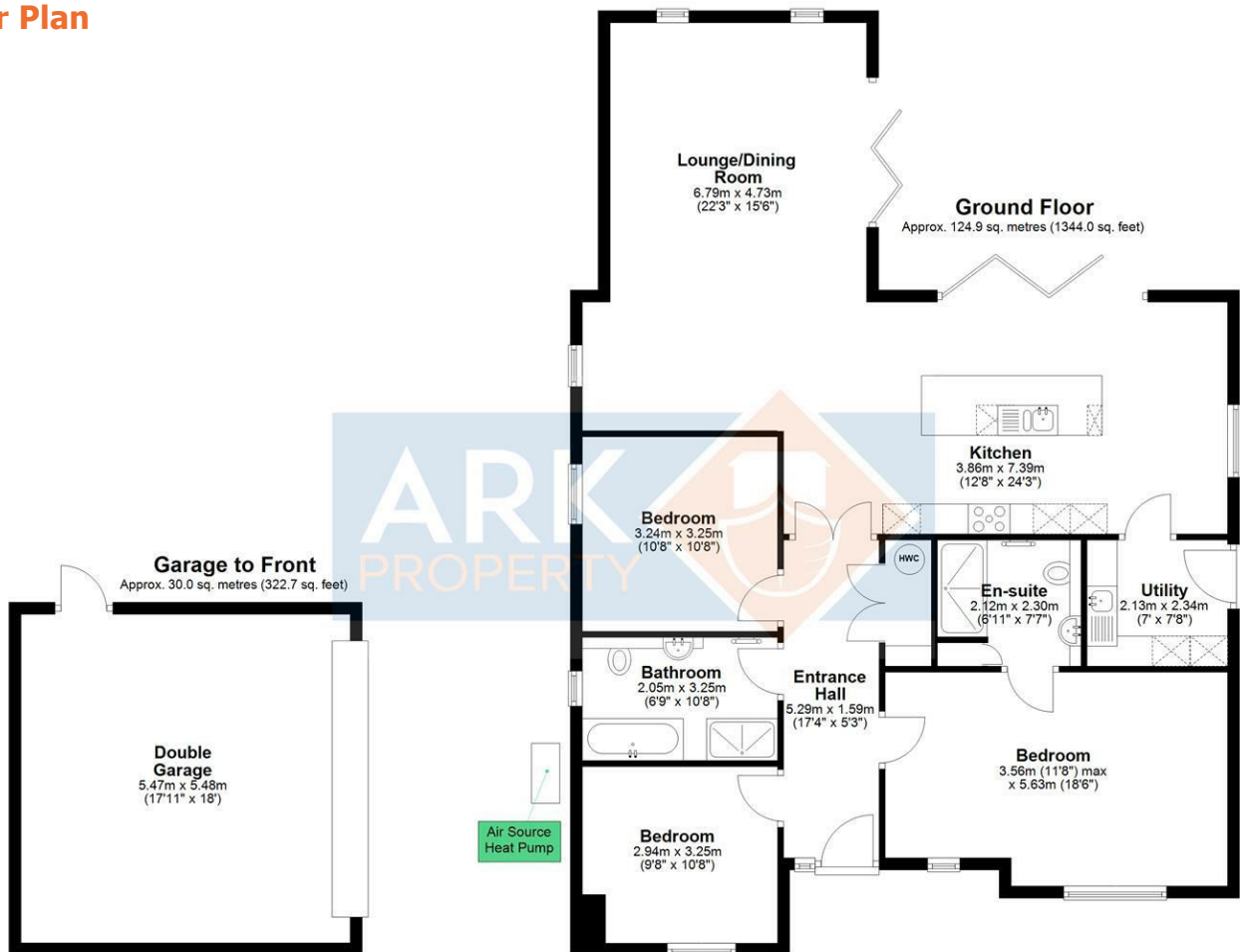
### Disclaimer

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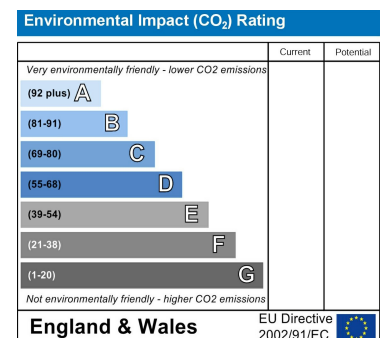
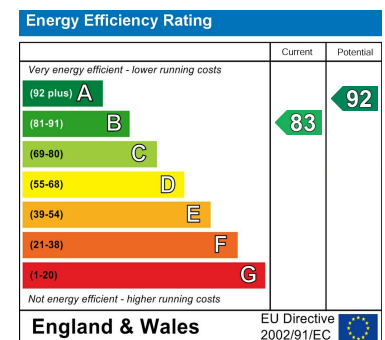
## Floor Plan



## Area Map



## Energy Efficiency Graph



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