



22 Hillgate, Gedney Hill, PE12 0NN

Guide Price £190,000

- NO CHAIN!
- Three double bedrooms
- Village centre location
- Local Morrisons shop within walking distance
- Neutral decor throughout
- On street parking
- En-suite to main bedroom
- Low maintenance rear garden
- Sociable layout

Sold with no onward chain! Spacious Tardis-Like Property with Three Double Bedrooms

Are you looking for a good-sized home with a fantastic flowing layout? Look no further! This beautifully presented property, located in the popular village of Gedney Hill, offers much more than meets the eye.

Conveniently situated with a village shop right on your doorstep, and for golf enthusiasts, a handy golf course just a short walk away. Prefer other hobbies? There's even a fishing lake around the corner to enjoy!

If you're interested in this deceptively spacious home, don't miss out — give us a call today!

Entrance Hall/Lounge 28'9" x 9'6" (8.78m x 2.90m)



Wooden double glazed door to front. Double glazed window to front. French doors to rear leading to the rear garden. Wood laminate flooring. Three radiators.

Dining Room 9'11" x 13'1" (3.04m x 4.01m)



Two double glazed windows to front. Radiator. Wood laminate flooring.

Inner Hallway

Wood laminate flooring. Stairs to first floor.

Kitchen 10'11" x 9'10" (max) (3.34m x 3.02m (max))



Double glazed window to side. Matching wall and base units with work top over. Space for dishwasher. Space for fridge and freezer. Composite sink and drainer with mixer tap over. Breakfast bar. Built in electric hob with built in oven under. Radiator. Laminate flooring.

Utility Room 6'9" x 10'0" (2.07m x 3.05m)



Double glazed windows to side and rear. Matching wall and base units with work top over. Sink unit with drainer and mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Space for tall fridge/freezer. Tiled flooring. Door opening to rear.

Cloakroom

Double glazed window to rear. Toilet. Wash hand basin. Radiator. Tiled flooring.

First Floor Landing 12'2" x 6'0" (3.72m x 1.84m)

Large storage cupboard with window to rear. Carpeted.

Bedroom 1 13'5" x 13'3" (4.10m x 4.05m)

Double glazed window to front. Radiator. Carpeted.

En-suite 7'7" x 6'11" (2.33m x 2.13m)

Double glazed window to side. Shower cubicle with shower over. Partially tiled walls. Wash hand basin with vanity unit. Toilet. Heated towel rail. Wood effect flooring.

Bedroom 2 14'11" x 9'6" (4.56m x 2.90m)

Double glazed window to front. Wood panelling to walls. Radiator. Carpeted.

Bedroom 3 12'0" x 10'0" (3.67m x 3.07m)

Double glazed window to rear and side. Airing cupboard with hot water cylinder. Radiator. Carpeted.

Bathroom 6'10" x 6'11" (2.10m x 2.12m)

Double glazed window to rear. Bath with shower extension over. Partially tiled walls. Heated towel rail. Toilet. Wash hand basin. Wood effect flooring. Spot lights.

Outside

Low maintenance rear garden with lawn area. Patio area. Outdoor lighting.

Property Postcode

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

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: C

Annual charge: No

Property construction: Brick and render

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic Tank joint with The Shop

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 Limited over Voice and None over Data. Vodafone is Limited over Voice but None over Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: On street parking

Building safety issues: No

Restrictions: No

Public right of way: There is a public right of way to the left of the property.

Flood risk: Surface water - very low. Rivers and the sea - very low. 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: D65

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

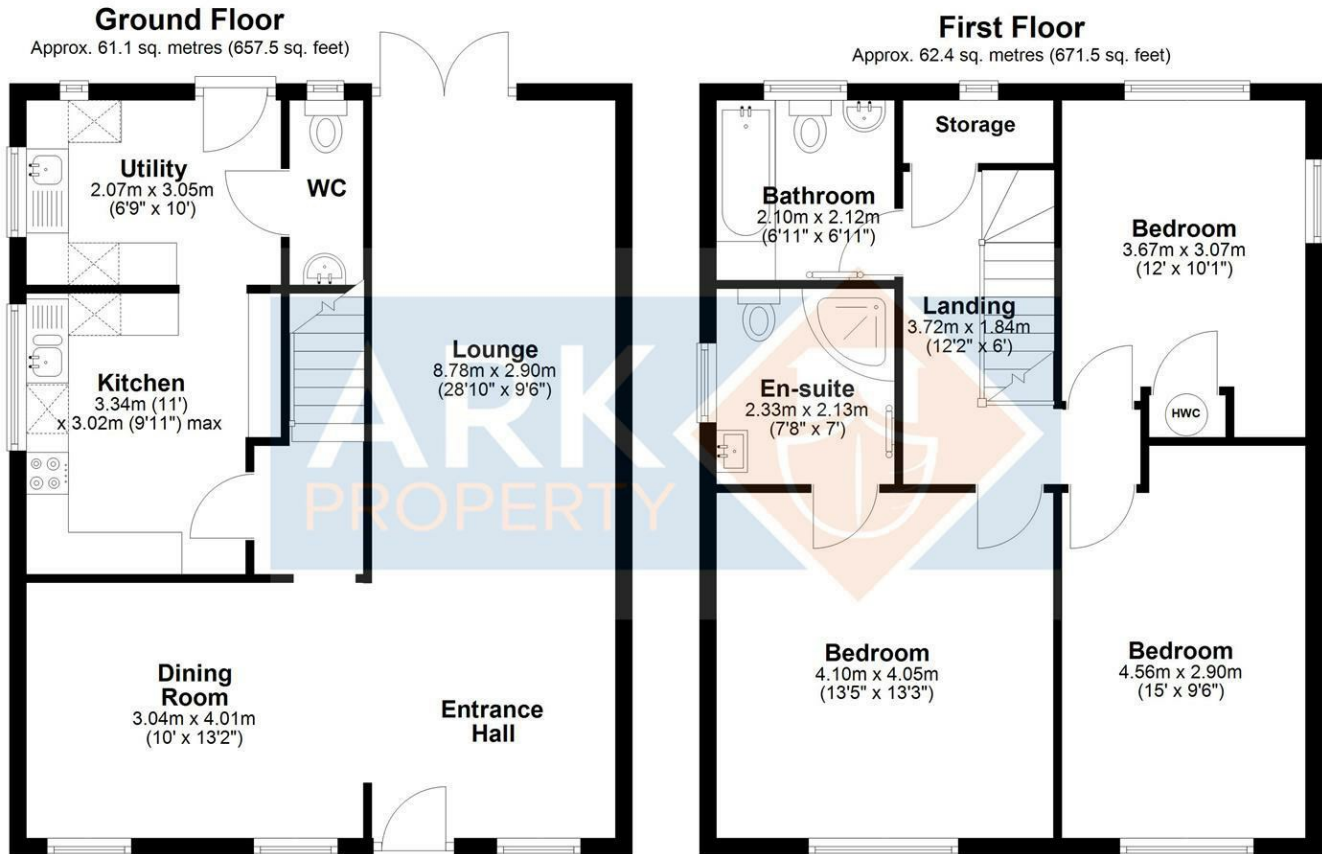
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

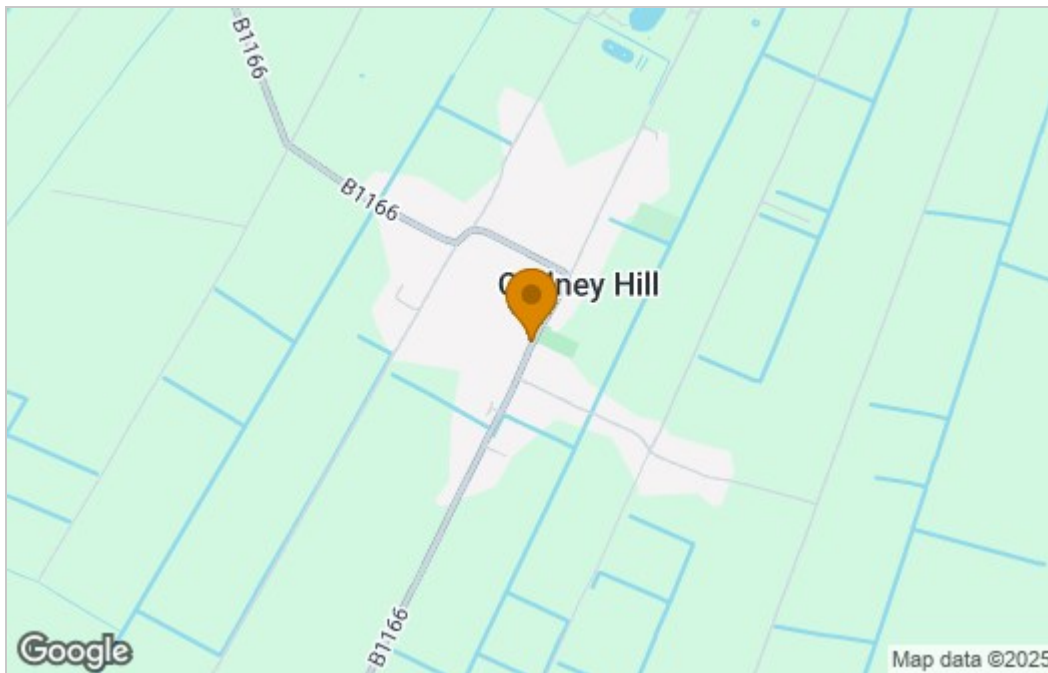
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Floor Plan

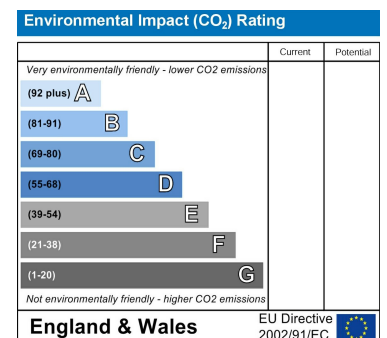
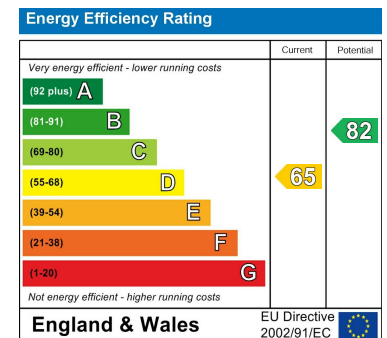


Total area: approx. 123.5 sq. metres (1329.1 sq. feet)

Area Map



Energy Efficiency Graph



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