



23 West Drove South
Gedney Hill, Spalding, Lincolnshire, PE12 0PN

Guide Price
£350,000

4 Bedroom Detached House

- Freehold
- Detached House
- Four Bedrooms
- Family Bathroom and Ensuite to Bedroom 1
- Double Garage and Driveway
- Lounge and Dining Room
- Refitted Kitchen
- Conservatory
- Landscaped Gardens
- Popular Village Location
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 23 West Drove South, Gedney Hill, Spalding, Lincolnshire, PE12 0PN](#)



Overview

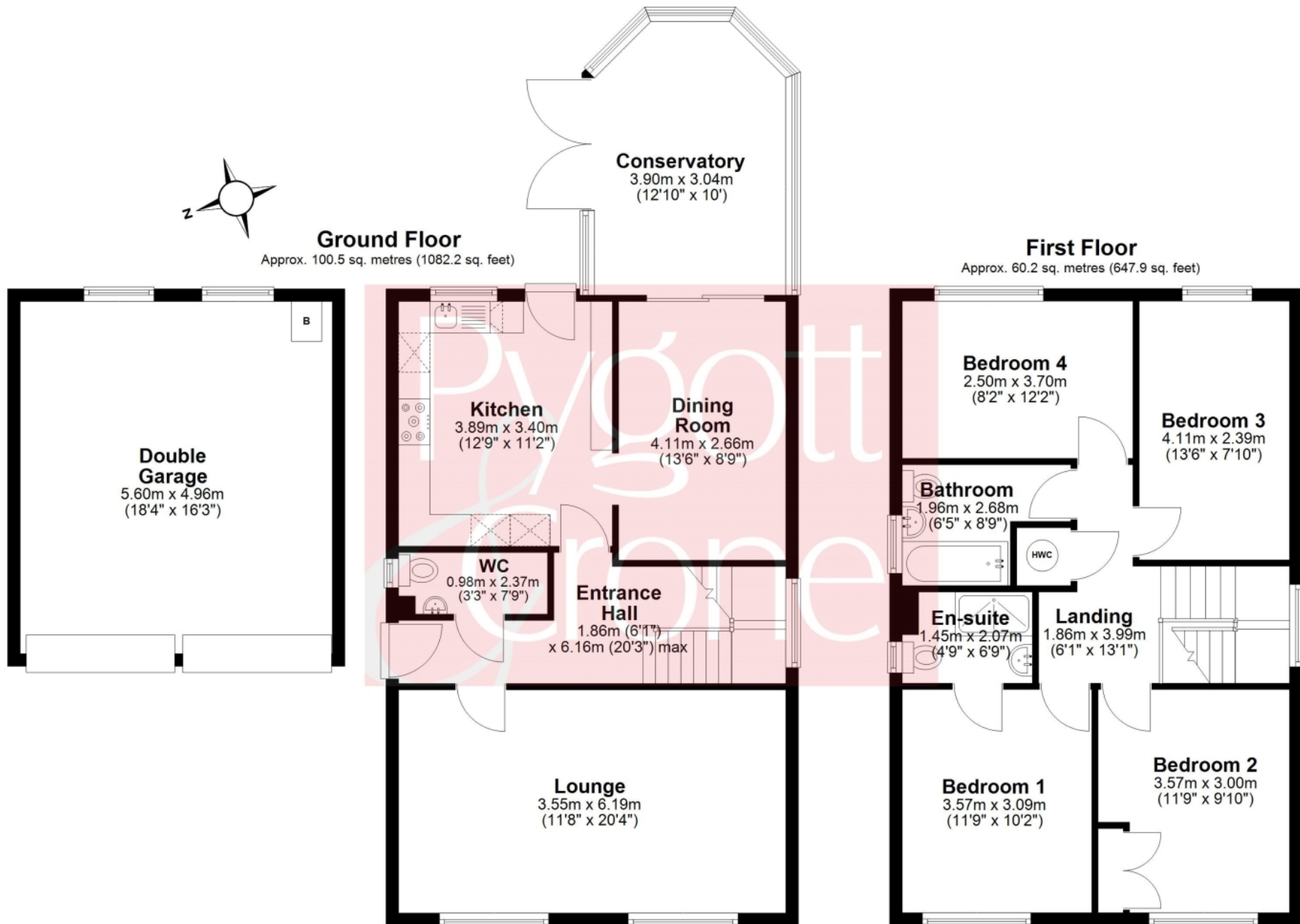
Set within the tranquil village of Gedney Hill, this spacious detached property is ideally located in a semi rural situation yet offering easy access to nearby towns Spalding and Holbeach and also the city of Peterborough with fast rail links to London, perfect for modern family life. There are a range of local amenities including a shop with post office, school and a superb 18 hole golf course with bar and restaurant.

The property itself offers spacious living and benefits from a recently refitted kitchen and boiler. Accommodation briefly comprises Entrance Hallway, Downstairs Cloakroom, bright and airy Lounge, Kitchen with some integral appliances, separate Dining Room having Patio Doors opening to the Conservatory, making a perfect space for social gatherings or relaxing family time. Upstairs there are Four Double Bedrooms, with an Ensuite to Bedroom One and also a family Bathroom.

Outside there is a generous size gravel driveway which provides off road parking and leads to the Double Garage. To the rear, the enclosed gardens are landscaped with a variety of colourful plants and shrubs, and there is also a wonderful patio area with pergola ideal for entertaining, a timber storage shed and greenhouse.







Total area: approx. 160.7 sq. metres (1730.1 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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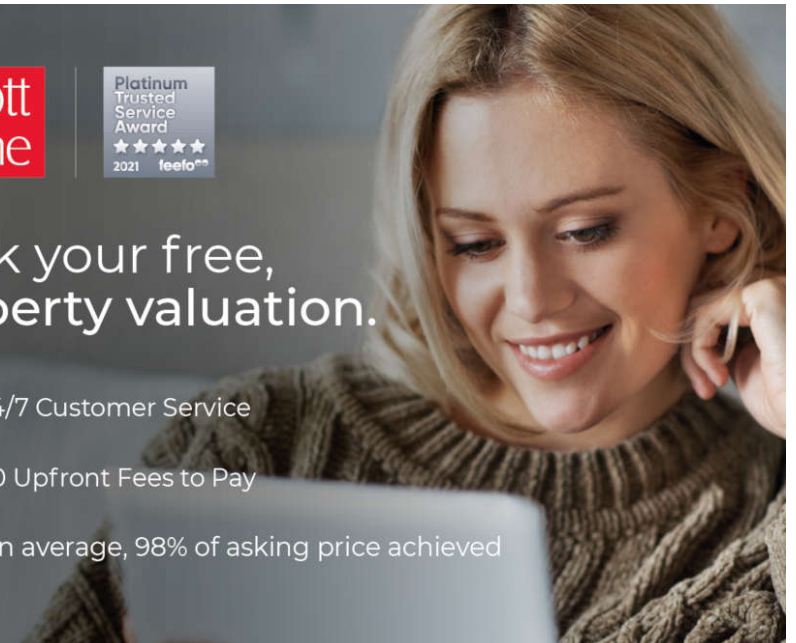







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