



**Plot 1, 359 Broadgate, Weston Hills, Spalding  
Lincolnshire PE12 6DA**

**Price £350,000 Freehold**

\*\*\*\*\* BRAND NEW DETACHED BUNGALOW \*\*\*\*\*  
~ Combination Open/Closed Plan Living with Field Views to the Rear ~

The bungalow has been superbly designed with internal bi-fold doors giving the option of Open or Closed Plan Living to the rear of the home, with the kitchen/diner and lounge merging. Or alternatively, you may wish to close the bi-fold doors to separate the lounge. Furthermore, both the kitchen/diner and the lounge also benefit from bi-fold doors opening out to the rear garden, connecting the inside and outdoor spaces; ideal for entertaining and enjoying those rural field views. Additionally the bungalow provides a utility room and three double bedrooms, with bedroom one having an adjacent en-suite, and finally the three piece family bathroom completes the accommodation.

The property offers off-road parking to the front and side of the dwelling, with side gated pedestrian access leading through to the rear garden, with its views over the rural fields.

The bungalow is just a 10 minute drive to the centre of Spalding, where all the major amenities can be found, along with Springfields Garden & Shopping Outlet. With Spalding train station having connections via Peterborough to London's Kings Cross, along with fantastic road links to the A16 with connections to Lincoln, Boston, Norfolk, Peterborough and Spalding.

Both Plots 1& 2 are due to be completed in the Summer 2024.



8 Bridge Street, Spalding, PE11 1XA  
**01775 767575**

10 West End, Holbeach, PE12 7LW  
**01406 422907**

Through the composite obscured double glazed front door, into the:-

**ENTRANCE HALL :**

**KITCHEN/DINER :**  
13'10" x 19'6" (4.23 x 5.95)

**UTILITY ROOM :**  
6'2" x 10'2" (1.9 x 3.1)

**LOUNGE :**  
12'1" x 19'4" (3.7 x 5.9)

**FAMILY BATHROOM :**  
7'10" x 10'2" (2.4 x 3.1)

**BEDROOM ONE :**  
13'9" x 13'3" (4.2 x 4.05)

**EN-SUITE :**  
4'7" x 13'1" (1.4 x 4.0)

**BEDROOM TWO :**  
14'1" x 13'5" (4.3 x 4.1)

**BEDROOM THREE :**  
13'0" x 13'1" (3.97 x 4.0)

**ACCOMMODATION COMPRISES :**

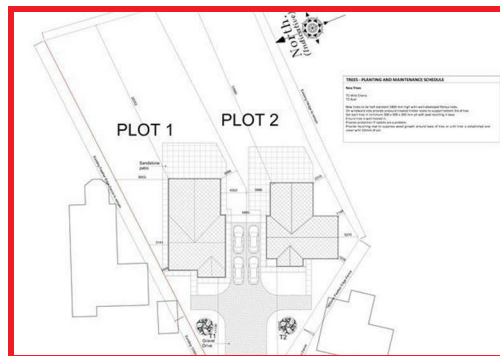
- New Build
- Versatile Living with Internal Bi-Folding Doors
- Bi-Folding Doors from Lounge & Kitchen to Rear Garden
- Lounge
- Kitchen/Diner with Quartz Stone Island (with vented hob) & Worktops
- Integrated Kitchen with Bosch Appliances
- Utility Room
- Three Double Bedrooms
- En-Suite to Bedroom One
- Three Piece Bathroom Suite
- Open Field Views
- Air Source Heating
- Under Floor Heating
- Full Flooring
- Off-Road Parking with Electric Vehicle Charging Point
- Seeded Lawn to Rear Garden
- 6m Patio Paving to the Rear Garden
- Village Location
- Build Summer 2024
- Advantage Build Warranty

**LOCAL INFORMATION :**

Set in the hamlet of Weston Hills, a civil parish of Weston in Spalding, Lincolnshire. This bungalow is ideally located to be within 2 miles of Spalding town centre where all the major amenities can be found, along with Spalding having Ayscoughfee Hall School a Private Infant & Junior School, Spalding Academy, Spalding Grammar and Spalding High School.

This semi-rural village has a warm and vibrant community and is enveloped by surrounding fields and agricultural land. The villages of Cowbit, Weston, Moulton and Moulton Chapel are approximately a 5 minute drive in different directions, but offer a range of services including Public Houses, Restaurants, Convenience Shops, Family Butchers, Baytree's Garden Centre, a Doctors Surgery and Village Primary Schools, along with the local Churches having Flower Festivals and Parades.

Weston Hills itself has its own Primary School historically linked to St Johns the Evangelist Church, built in 1889 with its chancel windows and reredos donated during construction by the surrounding villages, with the pulpit and altar rails being added in the 1940's and bearing the famous 'Yorkshire Mouse' carvings.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**Viewing Arrangements**

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Open 6 days

**Spalding Office**

Mon-Fri 8.30am to 6pm  
Saturday: 9am to 4pm  
Sunday: Closed

**Holbeach Office**

Mon-Fri 9am to 5.30pm  
Saturday: 9am to 2pm  
Sunday: Closed

**Offer Procedure**

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

**Mortgage Advice**

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage.

We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.

Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

**Legal Fees**

Ask for a quotation from our Conveyancing Department.

Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.

These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

**Your home your mortgage**

**INDEPENDENT MORTGAGE ADVICE**

**EVENING & WEEKEND APPOINTMENTS AVAILABLE**

4 Finkin Street | Grantham | NG31 6QZ

**T.01476 569090**

**www.mortgageoptionsonline.co.uk**

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