



**Plot 2, 361 Broadgate, Weston Hills, Spalding
Lincolnshire PE12 6DA**

Price £350,000 Freehold

Nestled in the charming village of Weston Hills, Spalding, this stunning detached bungalow offers a perfect blend of modern living and countryside tranquility.

Step inside this new build property, boasting three bedrooms with bedroom one having an en-suite, providing ample space for comfortable living. The two bathrooms ensure convenience and privacy for all residents.

Built in 2024, this bungalow exudes contemporary elegance with a beautiful kitchen featuring bifold doors that open to the rear, offering panoramic views of the open fields. The property spans 140 square meters, surprisingly spacious and perfect for families or those seeking a peaceful retreat.

Parking is a breeze with space for three vehicles. The property's newness adds to its appeal, ensuring a hassle-free move-in experience with no chain involved.

Conveniently located just a short drive from the Springfields Garden Shopping Centre, and within walking distance to the local primary school, this home offers both convenience and a sense of community. Excellent road links to the A16 connect you to Spalding, Peterborough, Lincoln, Norfolk, and Boston, making commuting a breeze.

Don't miss this opportunity to own a brand new bungalow in a non-estate setting, where you can enjoy the best of both worlds - modern amenities and idyllic countryside views.

Plot 1 will be ready July 2024 and Plot 2 will be ready next year.



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 :
11'7" x 12'4" (3.54 x 3.76)

UTILITY ROOM :
5'2" x 11'5" (1.6 x 3.5)

OPEN PLAN LIVING/DINING ROOM :
17'8" x 17'8" (5.4 x 5.4)

BEDROOM ONE :

BEDROOM TWO :
12'1" x 9'6" (3.7 x 2.9)

BEDROOM THREE :
8'5" x 11'5" (2.59m x 3.48m)
Walkway through to bedroom - 10'2" x 3'7" (3.1m x 1.1m)

BATHROOM :
7'10" x 5'2" (2.4 x 1.6)

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

DIRECTIONS :

From our Office on Bridge Street, proceed over the bridge onto Church Street, bear left onto Halmergate, at the roundabout take the third exit onto Low Road, proceed to the next roundabout and continue straight over heading towards Weston Hills, continue along this road, upon reaching the 40 mph speed signs entering Weston Hills, turn right onto Broadgate continuing along the road heading towards the school, where the property can be found on the left hand side.

SERVICES :

- Council Tax Band - TBC
- Energy Efficiency Rating - TBC
- Heating via an Air Source Heat Pump
- Under Floor Heating
- Mains Drainage



Energy Efficiency Rating	
	Current
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	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
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

mortgageoptions