



Plans are for illustration purposes only and are not to scale and should be viewed with this in mind. Whilst every effort by M&M is made to ensure accuracy, all measurements, positions, fixtures, fittings and any other data shown on an approximate basis. The undersigned hereby.



**Broadgate, Weston Hills, Spalding
Lincolnshire PE12 6DB
Price £450,000 Freehold**

**** A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE OF ACCOMMODATION AND PLOT ON OFFER ****

DETACHED FAMILY HOME offering five double bedrooms, five bathrooms, four reception rooms, and uninterrupted field views to the front and rear aspects.

Internally there is a spacious entrance hall with doors arranged off to the study and the bright and welcoming lounge, with its internal French doors opening out to the conservatory. The double aspect dining/family room is ideally located to the front and again offers uninterrupted field views and has an adjacent downstairs shower room. Internal doors connect the family/games room to the conservatory and the kitchen, which is of generous proportions. The conservatory has French doors opening out to the private and enclosed rear garden, with its open field views and an internal personnel door to the 41ft double tandem garage.

The first floor landing has doors arranged off to five double bedrooms, with the primary bedroom benefiting from a walk-in dressing room and its own en-suite. Additionally, bedrooms two and three also benefit from having their own en-suite shower rooms, with the remaining bedrooms having the use of a four piece family bathroom.

Externally the property provides ample off-road parking for numerous vehicles and spans across the front of the property, along with its double tandem garage. The pedestrian side gate accesses the larger than average rear garden with its open field views.

The property benefits from being within walking distance to Weston Hills Primary School, and is approximately a 10 minute drive to the centre of Spalding where all the major amenities can be found. Furthermore the property is within easy access to the A16 bypass connecting you to the Cathedral City of Peterborough with its rail links to London's Kings Cross in less than 1 hour.

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		76	81

Environmental Impact (CO ₂) Rating		Current	Potential
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			
England & Wales			

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

ENTRANCE HALL :

Stairs leading off to the first floor accommodation, two UPVC obscured double glazed windows either side of the front door, further UPVC double glazed window to the front offering open field views, radiator, power points, understairs storage alcove.

LOUNGE :

20'5" x 11'7" (6.22m x 3.53m)



UPVC double glazed window to the front enjoying uninterrupted field views, radiator, power points, TV point, telephone point, internal wooden French doors.

STUDY :

10'0" x 7'6" (3.05m x 2.29m)

Having an internal window looking out onto the hallway, power points.

DINING ROOM :

16'0" x 14'6" (4.88m x 4.42m)

UPVC double glazed window to the front, radiator, power points, wall lights, internal door through to the games room.

Note : Disabled wheelchair lift from the dining room, leading up into the primary bedroom.

DOUBLE ASPECT FAMILY/GAMES ROOM :

28'0" x 16'2" (narrowing to 9'0") (8.53m x 4.93m (narrowing to 2.74m))

Two UPVC double glazed windows to the rear, two UPVC double glazed windows to the side, inset spotlights, storage cupboards, radiator, power points, telephone point, internal door through to the kitchen, UPVC double glazed door to the conservatory.

DOWNSTAIRS SHOWER ROOM :

Two UPVC obscured double glazed windows to the side, W.C, pedestal washbasin with taps over and tiled splash backs, fully tiled shower with an electric mixer shower over, radiator, tiled floor.

KITCHEN :

17'2" x 12'7" (max) (narrowing to 9'0") (5.23m x 3.84m (max) (narrowing to 2.74m))



Two UPVC double glazed windows through to the conservatory, base and eye level units with a work surface over, sink and drainer with a mixer tap over, double Range, space and point for an American fridge/freezer, tiled splash backs, power points, space and plumbing for a dishwasher.

CONSERVATORY :

29'2" x 11'7" (8.89m x 3.53m)

Of brick and wooden construction with wooden single glazed windows to the rear, wooden double doors opening out to the rear garden, power points, internal French doors back through to the lounge, personnel door through to the garage.

LANDING :

UPVC double glazed window to the front enjoying uninterrupted field views, radiator, power points, loft access, storage cupboard.

FAMILY BATHROOM :

UPVC obscured double glazed window to the rear, panelled bath with taps over, pedestal washbasin with taps over, W.C, shaver point, radiator.

INNER LANDING AREA :

UPVC double glazed window to the rear with field views, radiator, power points, storage cupboard.

PRIMARY BEDROOM SUITE :



Primary Bedroom:

22'4" (narrowing to 14'7") x 16'6" (6.81m (narrowing to 4.45m) x 5.03m)

UPVC double glazed window to the front with field views,

radiator, power points.

Note :Disabled wheelchair lift from the primary bedroom, leading down to the dining room.

Dressing Area :

9'4" x 7'2" (2.84m x 2.18m)

Four Piece En-Suite :

UPVC obscured double glazed window to the side, panelled bath with taps over, pedestal washbasin with taps over, W.C, fully tiled shower cubicle with an electric mixer shower over, radiator, inset spotlights.

BEDROOM TWO :

16'2" x 13'7" (4.93m x 4.14m)

UPVC double glazed window to the rear with field views, radiator, power points,

EN-SUITE :

UPVC obscured double glazed window to the side, fully tiled shower cubicle with an electric mixer shower over, pedestal washbasin with taps over, W.C, radiator, fully tiled walls, inset spotlights.

BEDROOM THREE :

10'3" x 8'8" (3.12m x 2.64m)

UPVC double glazed window to the front with field views, radiator, power points,

EN-SUITE :

Fully tiled shower cubicle with an electric mixer shower, pedestal washbasin with taps over, W.C, extractor fan, fully tiled walls, inset spotlights.

BEDROOM FOUR:

12'0" x 9'8" (3.66m x 2.95m)

UPVC double glazed window to the rear with field views, radiator, power points,

BEDROOM FIVE :

12'0" x 10'5" (3.66m x 3.18m)

UPVC double glazed window to the front with field views, radiator, power points,

EXTERIOR :

The front of the property is all laid to gravel offering off-road parking for multiple vehicles, a motor home and a caravan.

The pedestrian side access leads through to the rear garden, which is enclosed by panel fencing, with low level fencing to the rear taking advantage of those uninterrupted field views. A patio seating area spans across the rear of the property, with the rest of the garden then being laid to lawn with a variety of mature shrubs and trees.

DOUBLE TANDEM GARAGE :

41'6" x 20'8" (12.65m x 6.30m)

Having an electric up and over garage door, power and lighting connected, wooden personnel door through to the conservatory, two wooden windows (one rear & one side aspect), single up and over garage door to the rear.

SERVICES :

Council Tax Band - D (subject to change)

Energy Efficiency Rating - C

Solar Panels

Oil Heating

Mains Water

DIRECTIONS :

From our Office on Bridge Street, proceed over the bridge onto Church Street, bear left onto Halmergate, at the roundabout turn the third exit onto Low Road, proceed to the next roundabout and continue straight over heading towards Weston Hills, continue along this road, then turn right onto Broadgate and continues along this road for approximately 1 mile and the property can be found on the left hand side

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		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday:	9am to 4pm	Saturday:	9am to 2pm
Sunday:	Closed	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.

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