



## 8 Broadgate, Weston Hills, Spalding Lincolnshire PE12 6DQ

**Price £210,000 Freehold**

Nestled in the charming village of Weston Hills, in the picturesque area of Broadgate, Spalding, this detached chalet-style property offers a unique opportunity for those seeking a full modernisation project. Built in the late 1970s, this property boasts two reception rooms, three bedrooms, and a bathroom, providing ample space for a growing family or those looking for a peaceful retreat.

One of the standout features of this property is the stunning rear field views, offering a tranquil setting that is sure to captivate nature lovers and those seeking a peaceful escape from the hustle and bustle of city life. With parking space for up to four vehicles, convenience is at the forefront of this countryside home.

Weston Hills itself is a semi-rural village known for its warm and vibrant community spirit, making it an ideal place to call home. The village is surrounded by lush fields and agricultural land, providing a serene backdrop for daily life. Additionally, Weston Hills boasts its own Primary School with a rich historical connection to St Johns the Evangelist Church, adding to the charm and character of this idyllic location.

For those with a vision and a passion for renovation, this property presents a blank canvas to create a dream home in a truly enchanting setting. Don't miss out on the opportunity to make this chalet-style property your own and immerse yourself in the beauty of village life in Weston Hills.



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

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



Through the UPVC obscured double glazed side door, into the:-

**ENTRANCE HALL :**

With stairs leading up to the first floor accommodation, electric storage heater, power points.

**DOWNSTAIRS BATHROOM :**

UPVC obscured double glazed window to rear, panelled bath with a mixer tap and a handheld shower over, pedestal washbasin with taps over, W.C, wall mounted electric heated towel rail.

**LOUNGE/DINER :**

21'0" x 11'4" (6.40m x 3.35m x 1.22m)

UPVC double glazed window to the front enjoying field views, radiator, power points, electric storage heater, TV point and wall lights.

**KITCHEN/DINER :**

13'3" x 12'2" (4.04m x 3.71m)

UPVC double glazed window to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a four burner electric hob, integrated washing machine, integrated fridge, power points, electric storage heater, understairs storage cupboard, walk-in pantry.

**DINING ROOM / DOWNSTAIRS BEDROOM :**

14'0" x 9'4" (4.27m x 2.84m)

Double glazed patio doors to the rear, electric storage heater, power points and a storage cupboard.

**LANDING :**

Power point and a storage cupboard.

**BEDROOM ONE :**

11'6" x 11'4" (3.51m x 3.45m )

UPVC double glazed window to the front enjoying field views, storage cupboard, power points and an electric storage heater.

**BEDROOM TWO :**

12'1" x 9'2" (3.68m x 2.79m)

UPVC double glazed window to rear enjoying open field views, electric storage heater, power points, pedestal washbasin with taps over and two storage cupboards.

**EXTERIOR :**

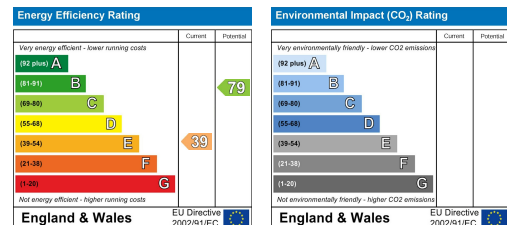
The property has off-road parking which then leads to the single garage, with the rest of the front having well established flower, shrub and tree borders. The frontage could if needed provide further off-road parking, enough for a further six cars. The side access leads to the rear garden, which is in enclosed by panel fencing and mature hedging. The rear hedging could be lowered for the enjoyment of the rear field views, in addition there a laid to lawn area, a patio seating area and shrub and flower borders.

**SINGLE GARAGE :**

Having a metal up and over door.

**SERVICES :**

- Council Tax Band - C (subject to change)
- Energy Efficiency Rating - E
- Electric Heating
- Mains Water



**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.

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