



Broadgate, Whaplode Drove Spalding  
**Guide Price £355,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Summer House/Garden Room with Veranda
- En-suite to Master
- Open Plan Living
- Garage and Off Road Parking
- Engineered Oak Flooring Throughout
- Enclosed Rear Garden
- Steam Room
- Three Double Bedrooms

VILLAGE LOCATION: Amenities: Post Office/Store, Garage/Car Dealership, Church. Elizabethan Centre (Social Club) with Bowls, Badminton, Football Team, Pool and a Licensed Bar. Fishing Lake and a School in Shepsteau (Less than 5 min)

The Historic Town of Crowland is ten drive minutes and less than thirty minutes' drive from the City of Peterborough with excellent train and road links to London, York and Edinburgh.





## GROUND FLOOR

**ENTRANCE PORCH:** Solid oak, tiled with lighting and outside power.

**ENTRANCE HALL:** Entrance door. Radiator. Loft access with ladder.

**BEDROOM:** 4.59m x 3.68m (15'07" max x 12'10" max) UPVC Double glazed window to front. Radiator and tower radiator. TV Point.

**EN-SUITE:** UPVC Frosted double glazed window to side. Fully tiled, low level WC. Wash hand basin with mixer tap. Walk in shower with dual outlets. Underfloor heating

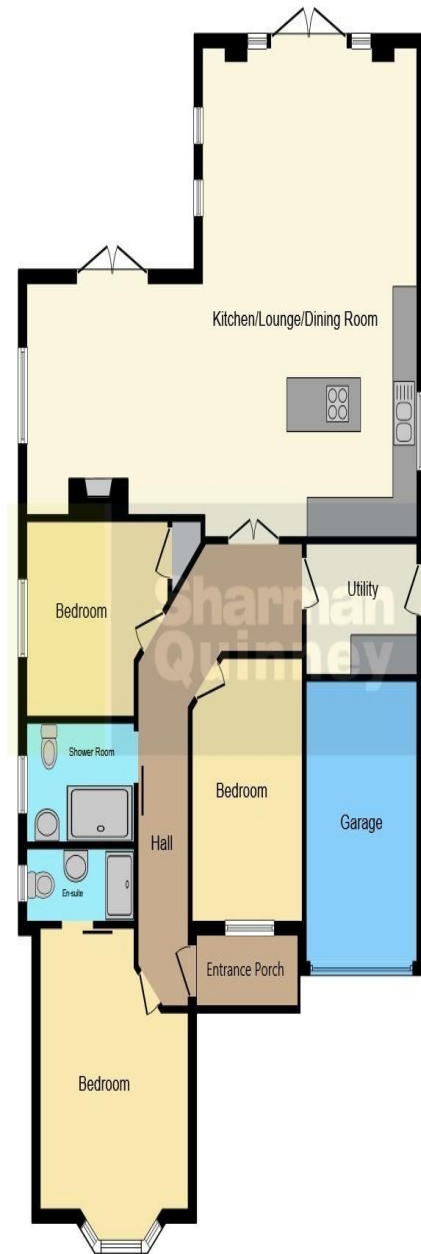
**BEDROOM:** 3.97m x 2.44m (13'03" x 8'01") UPVC Double glazed window to front. Radiator. TV Point.

**BEDROOM:** 2.77m x 3.38m (9'09" max x 11'09" max) UPVC Double glazed window to side. Radiator. Built in wardrobe.

**SHOWER ROOM:** UPVC Frosted double glazed window to side. Fully tiled. Low level WC. Wash hand basin with mixer tap. Steam Room with shower, dual outlets and a bespoke mosaic tiled double bench seat.

**OPEN PLAN KITCHEN/DINER/LOUNGE:** (L-shape) 9.75m x 7.33m (32'02" max x 24'05" max)





**KITCHEN AREA:** UPVC Double glazed window to side. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Two built in NEFF ovens. Integrated fridge/freezer and dishwasher. Island with fitted AEG Induction hob with bespoke extractor hood over, integrated fridge and breakfast bar.

**LOUNGE AREA:** UPVC Double glazed window to side and French doors to rear. Two radiators. Bespoke unit, Log burner.

**DINER/FAMILY AREA:** UPVC Double glazed window to side and French doors to rear. Dining table off the island with seating up to 6/8 people. Two radiators. Tower radiator. TV Point.

**UTILITY:** Door to side. Tower radiator. Space and plumbing for washing machine and tumble dryer. With ample bespoke storage.

#### OUTSIDE


**FRONT:** Cotswold stone chippings driveway providing ample off road parking. Outside lighting.


**GARAGE:** Electric door. Power and lighting. Floor standing oil boiler.

**REAR GARDEN:** Enclosed by fencing. Two side access gates. Outside lighting. Outside power. Outside tap. Garden shed with power. Mainly laid to artificial lawn. Insulated summer house/garden room with verandah.

# Selling your property?

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 SCAN ME

To view this property call Sharman Quinney on:  
**01733 575757**



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