



BRADLEY JAMES

ESTATE AGENTS



47 Broadgate, Weston, Spalding, Lincolnshire, PE12 6HY

Asking price £290,000

- EXTENDED FAMILY HOME
- GARDEN ROOM
- BATHROOM AND SHOWER ROOM
- DINING ROOM
- WALKING DISTANCE TO PRIMARY SCHOOL
- THREE RECEPTION ROOMS
- MODERN KITCHEN WITH PANTRY
- LOUNGE
- GARAGE WITH ELECTRIC GARAGE DOOR
- WALKING DISTANCE TO VILLAGE AMENITIES AND PUB



# 47 Broadgate, Spalding PE12 6HY

Nestled in the charming village of Broadgate, Weston, this delightful detached house is 1704 sq ft and offers a perfect blend of comfort and modern living. Built in 1980, this extended family home boasts an impressive layout with three spacious reception rooms, including a stunning garden room that invites natural light and provides a serene space to relax or entertain.

The heart of the home is the contemporary kitchen, complete with a convenient pantry, which seamlessly connects to a utility room and cloakroom, ensuring practicality for everyday living. Upstairs, the property has been thoughtfully extended to include an additional bedroom and a second bathroom, alongside a shower room, providing ample space for family members and guests alike.

Outside, the property features a block-paved driveway with parking for up to three vehicles, complemented by a single garage equipped with a remote control door for added convenience. The side access leads to a well-maintained rear garden, perfect for outdoor activities or simply enjoying the fresh air.

Weston village is well-equipped with essential amenities, including a Budgens shop, post office, primary school, and a local pub, ensuring that daily needs are easily met. Additionally, the nearby Baytree Garden Centre offers a delightful outing for gardening enthusiasts. With excellent road links to the A16, connecting you to Peterborough, Norfolk, and Lincoln, as well as the popular Springfields Garden Outlet Centre just a five-minute drive away, this property is ideally situated for both convenience and leisure.

This home is a wonderful opportunity for families seeking a spacious and well-appointed residence in a friendly community. Don't miss the chance to make it your own.



Council Tax Band: C



### Entrance Hall

UPVC obscured double glazed front door into the entrance porch which has a UPVC obscured double glazed window to the front and side. Then going through another UPVC obscured double glazed door, there is a window into the entrance hall with stairs leading up to the first floor accommodation, radiator, power points and skimmed and coved ceiling.

### Lounge

14'7 x 12'0

UPVC double glazed window to the front, radiator, power points, aerial point, electric fireplace, skimmed and coved ceiling and a block archway leading through to the dining room.

### Dining Room

12'1 x 9'8

UPVC double glazed French doors, windows onto the garden room, radiator, power points and skimmed and coved ceiling.

### Garden Room

12'7 x 10'4

Brick and UPVC construction with a solid roof, UPVC double glazed doors going onto the rear garden, wall mounted electric fire, power points, TV point, skimmed ceiling, ceiling fan and lights.

### Kitchen

12'2 x 9'2

UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with mixer tap over, integrated half size double electric oven grill with gas hob and extractor over, integrated dishwasher, integrated fridge and freezer, tiled splashback, tiled floor, power points, TV point, skimmed and coved ceiling with inset spotlights and a door to the pantry which has shelving.

### Side Entrance

UPVC obscured double glazed door to the side, tiled floor and radiator.

### Cloakroom

UPVC obscured double glazed window to the side, WC with push button flush, pedestal wash hand basin with tap over, half height tiled walls and tiled floor.

### Utility Room

UPVC double glazed window to the side, base units with work surface over, space and plumbing for washing machine, space and point for tumble dryer, power points and tiled floor.

### Landing

Loft hatch, power points, walk-in storage cupboard with shelving and radiator.

### Bedroom 1

14'7 x 11'6

UPVC double glazed window to the front, radiator, power points, built-in wardrobe, ceiling fan and light.

### Bedroom 2

12'2 x 11'6

UPVC double glazed window to rear, radiator, power points, built in wardrobes and airing cupboard with shelving.

### Bedroom 3

17'5 x 8'3

UPVC double glazed window to the front, radiator, power points and skimmed and coved ceiling.

### Bedroom 4

9'0 x 7'5

UPVC double glazed window to front, radiator and power points.

### Bathroom

UPVC obscured double glazed window to the rear, panel bath with side mounted mixer taps over, vanity wash hand basin with mixer taps over, WC with push button flush all set in storage cupboards beneath with worksurface over, wall mounted heated towel rail, fully tiled walls, tiled floor, skimmed and coved ceiling with inset spotlights and extractor fan.

### Shower Room

UPVC obscured double glazed window to the rear, separate shower which has a built-in mixer shower, vanity wash hand basin with mixer taps over, WC with push button flush all set in storage cupboards beneath with worksurface over, wall mounted heated towel rail, fully tiled walls, tiled floor, skimmed and coved ceiling with inset spotlights and extractor fan.

### Outside

The property has block paved off-road parking which leads to the single garage which has a remote controlled electric garage door. There is side gated access leading to the rear garden which is enclosed by panel fencing, it has a block paved patio seating area, shed and is predominantly laid to lawn.











## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

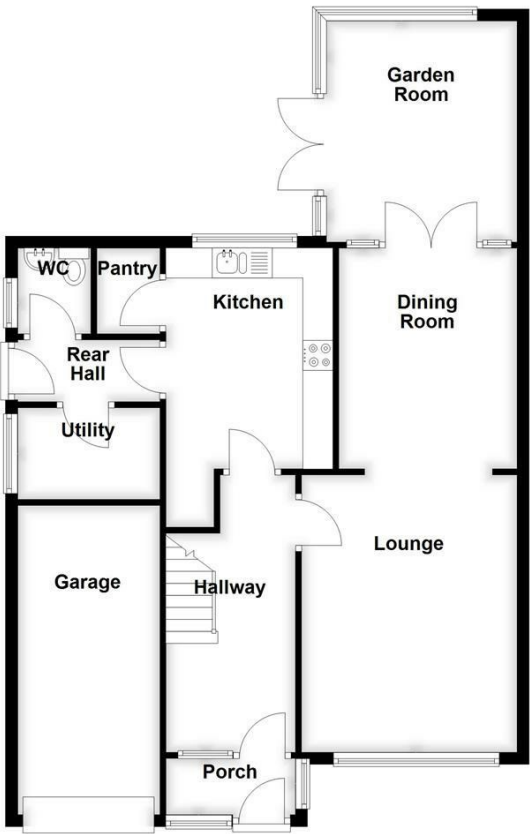
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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	

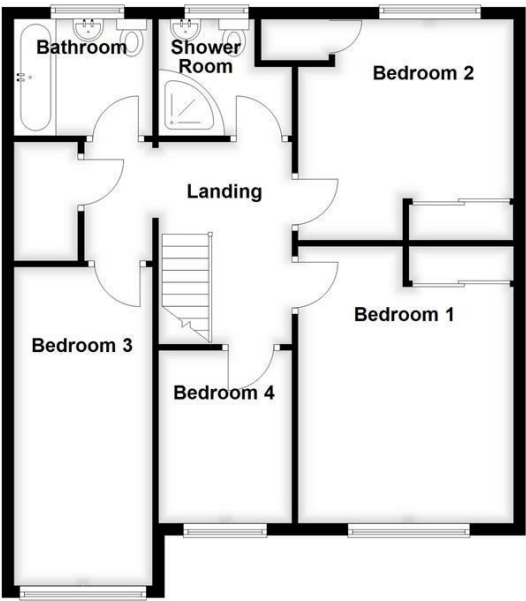
### Ground Floor

Approx. 86.9 sq. metres (935.3 sq. feet)



### First Floor

Approx. 71.4 sq. metres (768.8 sq. feet)



Total area: approx. 158.3 sq. metres (1704.1 sq. feet)