



- Lifestyle Property ● A Modern Detached Extended Three Double Bedroom Bungalow
- Presented to a High Standard and Specification ● Contemporary Open Plan Living Space
  - Offered For Sale with No Upward Chain
- Village Location with Rural / Countryside Views
  - Ideal for Commuters

## GENERAL AND SITUATION

Approximate Distances:

- Shepeau Stow 1.5 miles • Gedney Hill 2.5 miles • Crowland 6 miles
  - Spalding 12 miles • Peterborough 19 miles
- Close Proximity to A1 for commuters

An extended immensely well-presented three double bedroom detached, modern bungalow with rural views to the rear.

A lifestyle home presented and decorated to a high standard throughout with contemporary open plan living space and now offered for sale with no upward chain.

The property is located within the village with local amenities including local store / Post Office, garage, church, social club, fishing lake and a school located in Shepeau Stow. The historic town of Crowland and the town of Spalding are both a short drive away, offering wide ranges of facilities and amenities. The City of Peterborough has excellent train links to London, York and Edinburgh.

The property has been utilised as a family home and is only available due to a downsize / retirement.

## THE RESIDENCE

A detached bungalow benefitting from UPVC double glazing and oil fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The property is entered at the front via an **Entrance Porch** constructed of part brick with oak above, tiled flooring, lighting, door leading to the **Hall** with oak flooring and doors to:

**Main Bedroom** with bay window to front, oak flooring and sliding door leading to **En Suite** which is wet room style with walk-in shower cubicle, wash hand basin and WC, tiled floor, tiled walls, underfloor heating, extractor and window to side.

**Family Shower Room** wet room style with three-piece suite comprising cubicle with steam shower and bespoke mosaic tiled bench, wash hand basin and WC, tiled flooring, tiled walls, window with shutters, spotlighting to ceiling.

**Bedroom Two** is at the front of the property with oak flooring and **Bedroom Three** has a window to the side, fitted wardrobes and oak flooring.

**Inner Hall** with oak flooring and spotlighting to ceiling.

A door from the **Rear Hallway** leads to the **Utility Room** with door to outside, oak flooring, plumbing for washing machine and space for tumble dryer above, fitted shoe rack below rolled edge worksurface and useful shelving.





To the rear of the residence, double doors lead into an **Open Plan L Shaped Kitchen / Lounge / Dining Room** an excellent hub of the house offering great socialising and family space with two sets of double glazed doors to the rear, windows to rear and side and oak flooring. The kitchen area provides a range of wall and base units with rolled edge worksurfaces, integrated appliances including dishwasher, two electric ovens and fridge / freezer. There is a central Island / breakfast bar with dining table attached and integral electric hob and extractor, further fridge, 1½ bowl stainless steel sink unit with mixer tap, tiled splashbacks. The lounge area provides a cosy seating area with fireplace with hearth, timber mantle and log burner.

### OUTSIDE, OUTBUILDINGS & LAND

To the front of the property a stone chipping driveway provides ample off road parking for a number of vehicles and there is external lighting. To the right hand side of the property there is a pathway leading to the rear of the residence.

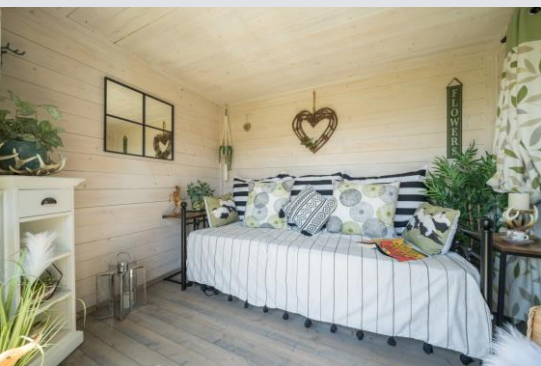
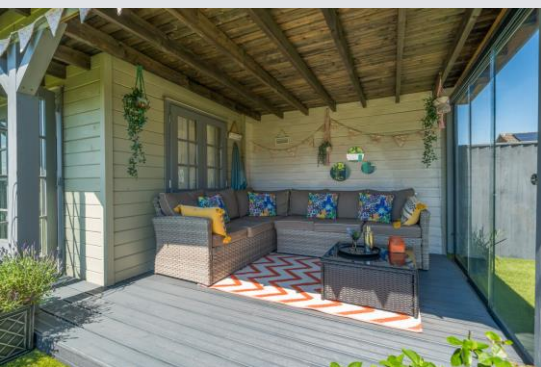
Attached to the residence is a **Garage** with electric door, power, lighting and oil fired boiler.

To the rear there is an enclosed garden with pedestrian gates to both sides, external lighting and external power and water supplies.

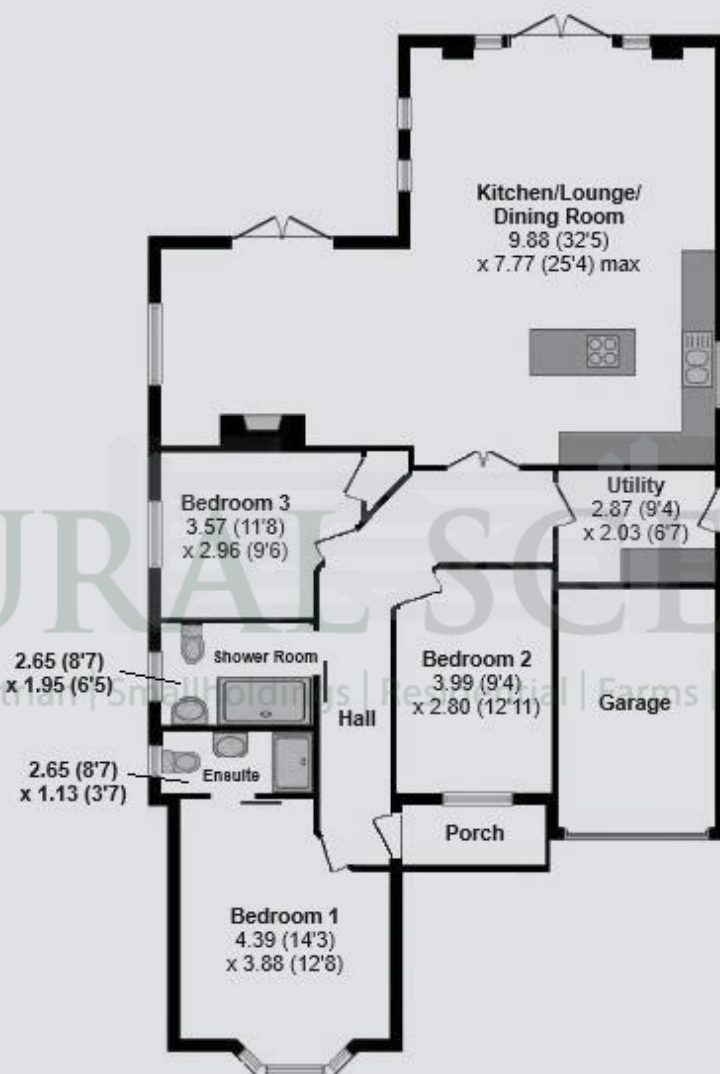
**Garden Shed** with power.

The garden is laid mainly to artificial lawn and there is a **Summer House / Garden Room** c. 9'3 x 7'3 (about 2.8m x 2.2m) with **Decked Veranda / Patio** . The vendor informs us this outbuilding is insulated.

The rear of the property has beautiful views over open fields beyond the fenced gardens.



01264 850700 | [postbox@ruralscene.co.uk](mailto:postbox@ruralscene.co.uk) | [www.ruralscene.co.uk](http://www.ruralscene.co.uk)

**VIEWING**

Strictly by appointment only with the Agents

**LOCAL AUTHORITY**

SOUTH HOLLAND DISTRICT COUNCIL

**SERVICES**

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

**TENURE** Freehold    **ENERGY RATING** D    **COUNCIL TAX** C

**DIRECTIONS**

From Crowland take the A16 and continue for approx. 1.5 miles then take a slight right turn onto the B1166 Hull's Drove. Proceed along Hull's Drove for approx. 3.5 miles then take a left turn onto Broadgate. Proceed for approx. ½ a mile passing the garage on the right hand side and the property will be seen on the left hand side identified by a Rural Scene For Sale Board.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited 68 Broadgate but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.