



56 BROADGATE SPALDING, PE12 0TN

£300,000
FREEHOLD

Sedge estate agents are pleased to present this country style cottage, with substantial accommodation including 3 large bedrooms, 3 reception rooms, kitchen, utility room, en-suite to master and family bathroom. The property is situated on a substantial plot approx 1/3 of an acre with ample off road parking, various outbuildings, a large workshop and extensive rear gardens. Some modernisation required internally.

56 BROADGATE

• COUNTRY STYLE DETACHED
COTTAGE • LARGE PLOT • AMPLE OFF ROAD
PARKING • AMAZING VILLAGE LOCATION • CLOSE
TO LOCAL AMMENITIES • INCREDIBLE
CHARACTER PROPERTY • LARGE
WORKSHOP • THREE DOUBLE
BEDROOMS • THREE RECEPTION
ROOMS • CALL TODAY



Entrance Vestibule

Window to side, door to:

Kitchen

Having two double base units, one with wood grain effect work surface and the other with an inset single drainer stainless steel sink unit with hot and cold taps with wall mounted Heatraye Sadia Express water heater mounted to the wall with ceramic tiled splashback, LPG connection point for a free standing cooker, ceramic tiled floor, textured ceiling, window to the front elevation and having access to:

Pantry

(Could be converted to a utility room). Having a range of free standing units including cupboards and drawer units, papered ceiling, window to the front elevation.

Breakfast Room

Having a recessed open fireplace set within decorative back and hearth and having two wall light points, papered ceiling, windows to the rear and side elevations and having a doorway allowing access into:

Hallway

Stairs, open plan, door to:

Store

Lounge

Having a recessed open fireplace with brick built back and paved hearth, TV point, wall light point, sash window to the rear elevation, skimmed and beamed ceiling and having an open access into:

Store

Door to:

Dining Room

Having central heating thermostat control with digital central heating and hot water timer control unit, carbon monoxide alarm, skimmed ceiling with feature beams, TV point, access to storage cupboard with range of shelving and having a doorway off to:

Utility

Having ceramic tiled floor and part ceramic tiled walls, plumbing and space for washing machine, space for tumble dryer, free standing oil

fired central heating boiler and having a ladder up to the large storage room and having a wooden door allowing access to the rear gardens.

Workshop

Two windows to front, two double doors, door to:

Reception Room

Window to front, door to:

Reception Room 2

Having textured ceiling and sash window to the front elevation and having a multi paned glazed wooden door off to:

Store

Window to side.

Landing

Having smoke alarm, textured ceiling, windows to either side elevations and having doors arranged off to:

Bedroom 1

Having textured ceiling and a sash window to the front elevation, wall mounted light point.

En-suite Shower Room

Storage cupboard, door to:

Bathroom

Window to side, door to:

Bedroom 2

Having fitted storage space with hanging rail and curtained front, textured ceiling, sash window to the front elevation.

Bedroom 3

(Excluding door recess and built in cupboard area). Having telephone point, sash window to the side elevation, access to built in storage cupboard/wardrobes with hanging rail and shelving.

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SEDGE

Your Local Property Experts

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ADDITIONAL INFORMATION

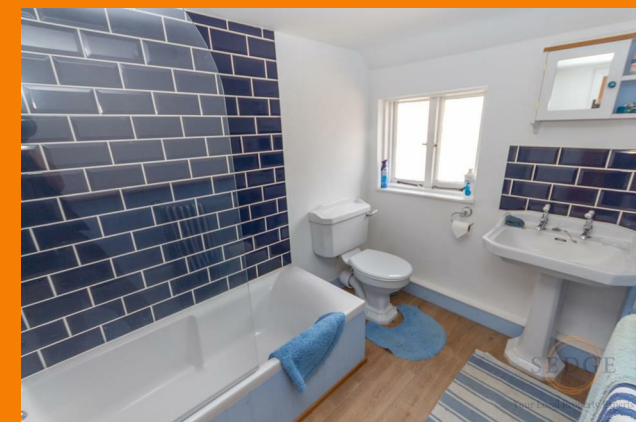
Local Authority – South Holland

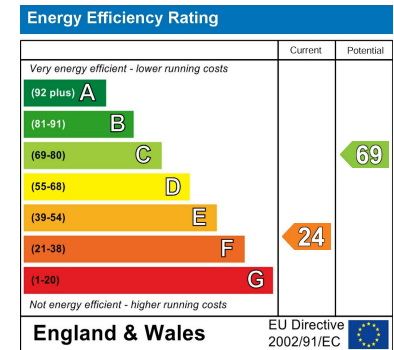
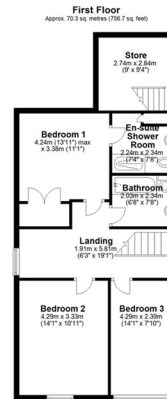
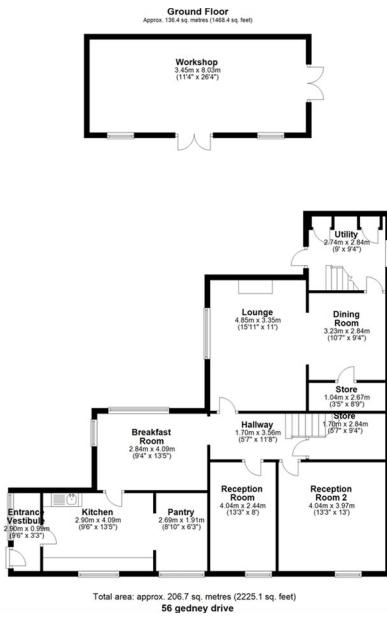
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 2250.00 sq ft

Tenure – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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