



## 639 BROADGATE SPALDING, PE12 6DP

**£499,950**  
**FREEHOLD**

Sedge Estate Agents are delighted to offer to the market this spacious and versatile three-bedroom detached bungalow, beautifully positioned on a generous  $\frac{3}{4}$  acre plot in the rural village of Weston Hills.

This unique property includes a brand new modern kitchen and bathroom, as well as a fully insulated 70ft barn with electricity and flooring, previously used as kennels, offering a variety of potential uses, subject to planning permission.

Enjoying stunning open countryside views and offering an abundance of internal and external space, this home is perfect for growing families, business use, or those seeking a tranquil lifestyle with room to expand.



# 639 BROADGATE

- Three Bedroom Home • 70ft Fully Insulated Barn with utilities plumbing • Spacious Living Accommodation • Brand New Large Kitchen/Diner • Off Road Parking • 3/4 Arce STS • Utility Room • Garage • Brand New Family Bathroom • Call today!!!



## Entrance/Utility Room

Entrance / Utility Room  
8' 4" x 16' 4" (2.55m x 5.0m)

Accessed via an obscure UPVC double glazed door, this generous utility space offers a fitted worktop with base unit, plumbing and space for a washing machine and tumble dryer, and houses the floor-mounted Boulter oil-fired boiler. There's a glazed window to the rear, wooden glazed door to the side, double radiator, and internal access to the garage.

## Cloakroom

Cloakroom  
3' 1" x 6' 0" (0.95m x 1.84m)

Fitted with a two-piece suite comprising low level WC and wash hand basin. Obscure glazed window to front, vinyl flooring, and ceiling light.

## Kitchen Diner

Kitchen Diner – Brand New & Modern  
10' 6" x 18' 11" (3.21m x 5.79m)

This stunning newly fitted kitchen diner boasts a wide range of contemporary base and eye-level units with modern worktops, stainless steel sink with mixer tap, and tiled splashbacks. With double glazed windows to the rear and side, plus sliding patio doors leading out to the garden, this light-filled space is perfect for entertaining or family meals. Tiled flooring, double radiator, storage cupboards including housing for the hot water cylinder, and space for electric cooker.

## Main Hallway

Main Hallway  
6' 8" x 16' 9" (2.04m x 5.11m)

Spacious inner hallway with textured ceiling, radiator, loft access, and glazed door leading to:

## Home Office/Entrance Porch

Entrance Porch  
5' 10" x 6' 6" (1.80m x 2.0m)

Bright and welcoming with UPVC double glazed door and side panels, additional window to the side, radiator, and ceiling light.

## Formal Lounge

Formal Lounge  
11' 10" x 18' 4" (3.63m x 5.59m)

A generous living room with dual aspect double glazed windows to the front and side, two radiators, feature brick fireplace with open fire and wooden mantle, coved ceiling with decorative rose, and TV point.

## Bedroom One

Bedroom One

12' 0" x 12' 0" (3.66m x 3.68m)

Double glazed window to the front, radiator, coved ceiling, TV point.

## Bedroom Two

Bedroom Two  
10' 2" x 9' 4" (3.11m x 2.87m)

Rear-facing double glazed window, radiator, ceiling light, and TV point.

## Bedroom Three

Bedroom Three  
7' 1" x 11' 4" (2.16m x 3.47m)

Window to side elevation, radiator, built-in wardrobe with hanging and shelving space, TV point.

## Family Bathroom – Newly Installed

Family Bathroom – Newly Installed  
5' 7" x 6' 7" (1.72m x 2.03m)

This brand new modern bathroom is fitted with a stylish three-piece suite comprising low level WC, pedestal wash hand basin, and bath with Mira power shower over. Finished with tiled walls, vinyl flooring, radiator, and obscure UPVC double glazed window to the rear.

## Exterior

Exterior

To the front of the property, a hedge boundary opens to a large gravel driveway with ample turning space, leading to a further driveway to the rear. The surrounding gardens are mainly laid to lawn with mature trees, shrubs, and a glasshouse.

Rear Garden

Featuring a patio area, extensive lawns, mature planting, access to kennels, and open views of the countryside.

Brick-Built Storage Shed

10' 7" x 20' 1" (3.23m x 6.13m)

Equipped with power and lighting.

## Outbuildings & Barn Complex

Outbuildings & Barn Complex

70ft Barn

Fully insulated and powered, this large barn previously housed a kennel facility but has the scope for numerous alternative uses (subject to planning).

Reception Area

12' 11" x 11' 8" (3.94m x 3.57m)

With power, lighting, and internet connection. Access to:

Office/Store

9' 6" x 11' 3" (2.91m x 3.45m)

Further flexible space with external access.

Main Barn Area

Full electrics and lighting. Currently partitioned into two sections with a total of 24 kennels and additional facilities including:

Cat Kitchen

7' 2" x 12' 3" (2.2m x 3.75m)

Fitted with base and wall units, built-in fridge freezer, marble worktop with sink and mixer tap, and plumbing for washing machine.

Rear Entrance & External Areas

Includes an obscure glazed UPVC rear door, external sockets, and a covered cattery area with timber-built play zones and additional kennel space.

## Location & Amenities

Location & Amenities

The property is located in the quiet village of Weston Hills, which offers a primary school and public house. Just under 3 miles away is Spalding town centre, which provides a full range of amenities including shops, banks, medical facilities, leisure centres, bus and train stations. Excellent road links via the A16 offer access north to Boston and south to Peterborough.

Viewings are highly recommended to fully appreciate the space, quality, and potential this unique rural home has to offer. Contact Sedge Estate Agents on 01775 713888 to arrange your private tour today.



## 639 BROADGATE







Your Local Pro



**639 BROADGATE**

## ADDITIONAL INFORMATION

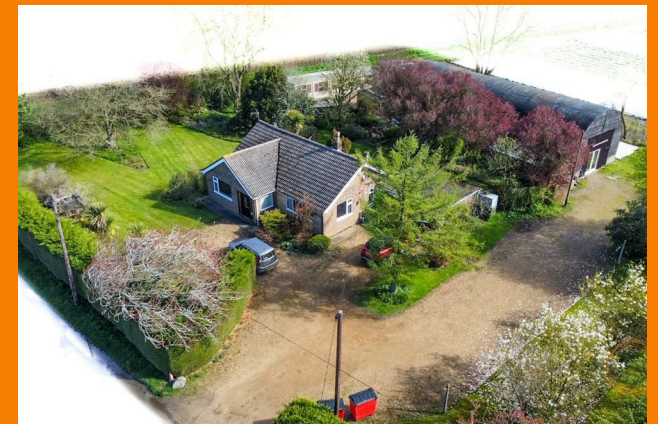
**Local Authority** – South Holland

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 0.00 sq ft

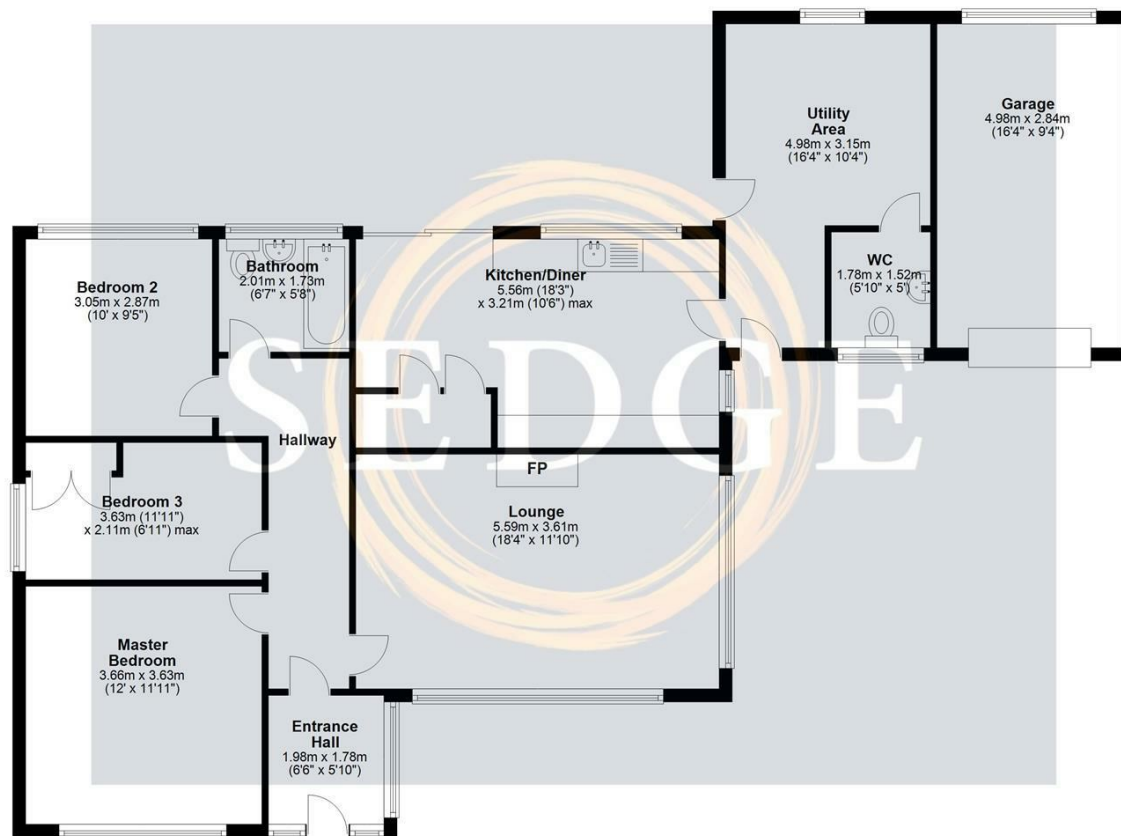
**Tenure** – Freehold



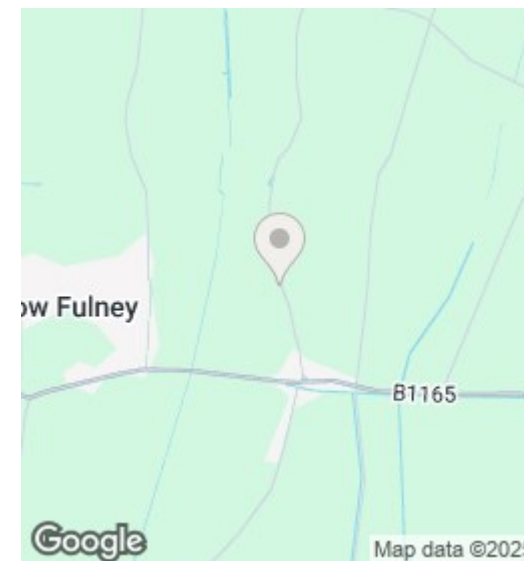


# Ground Floor

Approx. 115.7 sq. metres (1245.3 sq. feet)



Total area: approx. 115.7 sq. metres (1245.3 sq. feet)



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



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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