



## **342 Broadgate, Weston Hills, PE12 6DA**

**£350,000**

- Large Executive Bungalow
- Village Location
- Spalding Town Within 5 Miles
- Driveway for Multiple Cars
- External Garden Room
- Field Views
- Four Bedrooms
- Separate Dining Room
- 2 x Conservatories
- No Forward Chain



Welcome to this large bungalow in the popular village of Weston Hills on the edge of Spalding. If you are looking for space, then this property certainly has it, with four double bedrooms, a separate dining room, and two conservatories. Not only does it have ample space inside, but it also features a lovely garden room outside with field views. The property is being sold with no forward chain.

#### **Entrance Hall 20'10" x 3'9" (6.35m x 1.14m)**

Upvc door to front with side panel, wood effect laminate flooring, radiator, airing cupboard, storage cupboard, spotlight and loft access

#### **Lounge 18'11" x 11'11" (5.79 x 3.64 )**



Upvc window to side, French doors leading to conservatory, gas fire place with surround (gas bottles), wood effect flooring, tv point and radiator

#### **Conservatory 7'5" x 10'9" (2.28 x 3.30)**



Brick and Upvc structure with Upvc French doors leading onto patio, wood effect flooring, radiator and air con unit.

#### **Dining Room 12'0" x 9'6" (3.66 x 2.91)**



Upvc French doors to rear, wood effect flooring and radiator

#### **Kitchen 11'10" x 10'11" (3.63 x 3.34)**



Upvc window to rear, matching wall and base units with worktop over, built in electric eye level oven, built in electric hob with extractor, plumbing for washing machine, ceramic sink drainer with mixer tap, partially tiled, tiled flooring and radiator.

#### **Utility Room 9'0" x 5'11" (2.75 x 1.82)**



Upvc window to side, Upvc door leading to conservatory, base units with worktop over, ceramic sink drainer with mixer tap, plumbing for washing machine, partially tiled walls and tiled floor.

**Conservatory 7'11" x 17'4" (2.43 x 5.30)**



Upvc construction with a poly carbonate roof, Upvc French doors to rear, wood effect flooring and radiator

**Bedroom 1 11'10" x 12'4 (3.61m x 3.76m)**

Upvc window to front, wood effect flooring, built in wardrobes and radiator

**En-Suite 5'10" x 5'8" (1.78 x 1.73)**



Frosted Upvc window to front, shower cubicle, wash hand basin, toilet, fully tiled, extractor fan and radiator

**Bedroom 2 (Garage Conversion) 16'9" x 8'5" (5.13 x 2.59)**



Upvc window to front and side, wood effect laminate flooring, radiator, storage cupboard housing boiler and electrics

**Bedroom 3 10'7" x 10'5" (3.23 x 3.18)**



Upvc window to front, storage cupboard, wood effect flooring and radiator



**Bedroom 4 9'8" x 10'4" (2.97 x 3.15 )**



Upvc window to side, wood effect flooring and radiator

**Bathroom 7'8" x 5'8" (2.36 x 1.75 )**



Frosted Upvc window to side, jacuzzi bath with electric shower over, wash hand basin with vanity unit under, toilet, boarded walls with effect, vinyl flooring, extractor and heated towel rail

**External Garden Room 10'0" x 10'0" (3.06 x 3.07)**



Brick and Upvc construction with poly carbonate roof, French doors to patio, tiled flooring and electric radiator

**Front Garden**



Hedges to front providing privacy, block paved driveway with small lawn area to side

**Rear Garden**



Patio area with path leading around property, artificial lawn, hedge and shrub areas, covered oil tank, fully enclosed with fence panelling and side gate

**Verified Material Information**

Tenure: FREEHOLD

Council tax band: D  
 Property construction: Standard Brick Built Construction  
 Electricity supply: Bulb Energy  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Anglian  
 Sewerage: Mains  
 Heating: Oil Heating  
 Heating features: Gas Fireplace with Gas Bottles  
 Broadband: As stated by Ofcom, Standard and Superfast is available.  
 Mobile coverage: As stated by Ofcom, Indoor - EE and O2 are limited over Voice and Data. Three and Vodafone is None over Voice and Data.  
 Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone are all Likely over Voice and Data.  
 Parking: Driveway  
 Building safety issues: No  
 Restrictions: No  
 Public right of way: No  
 Flood risk: Rivers and the Sea - Medium. Surface Water - Very low.  
 Coastal erosion risk: No  
 Japanese Knotweed: No  
 Planning permission: Please refer to SHDC planning portal for any relevant planning in the area.  
 Accessibility and adaptations: No  
 Coalfield or mining area: No  
 Energy Performance rating: D

### Property Postcode

For location purposes the postcode of this property is: PE12 6DA

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will

perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

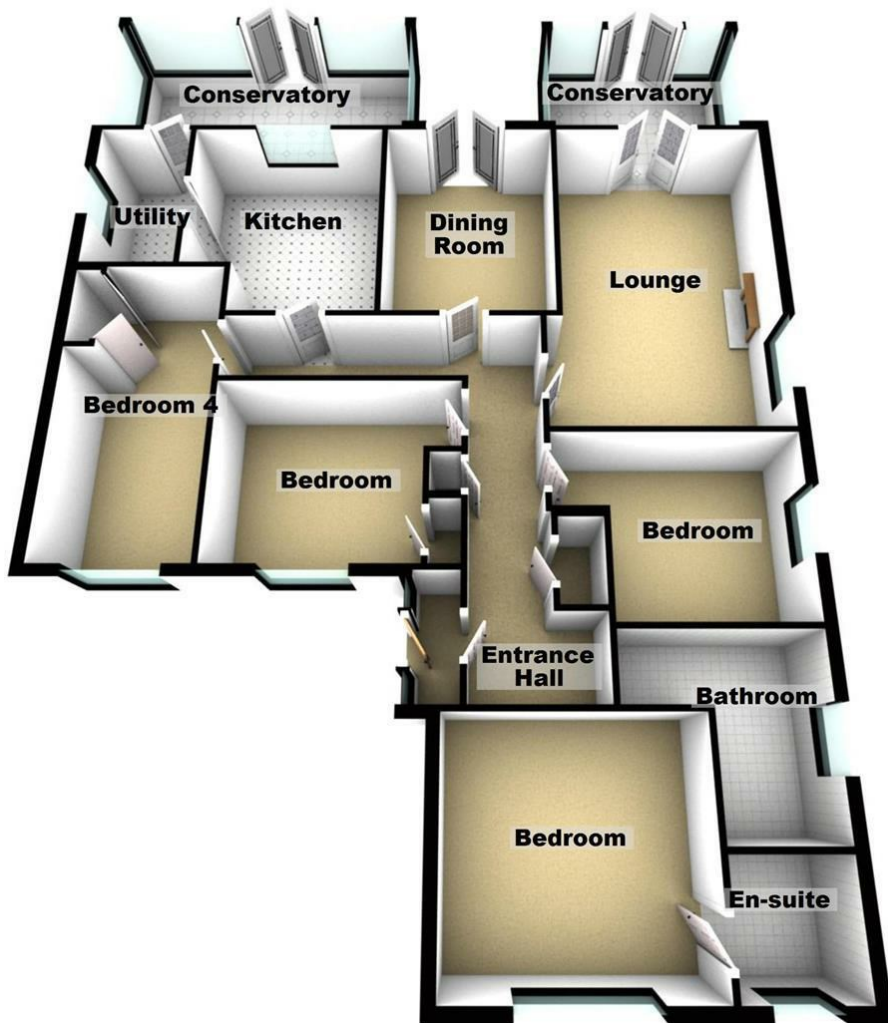
### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

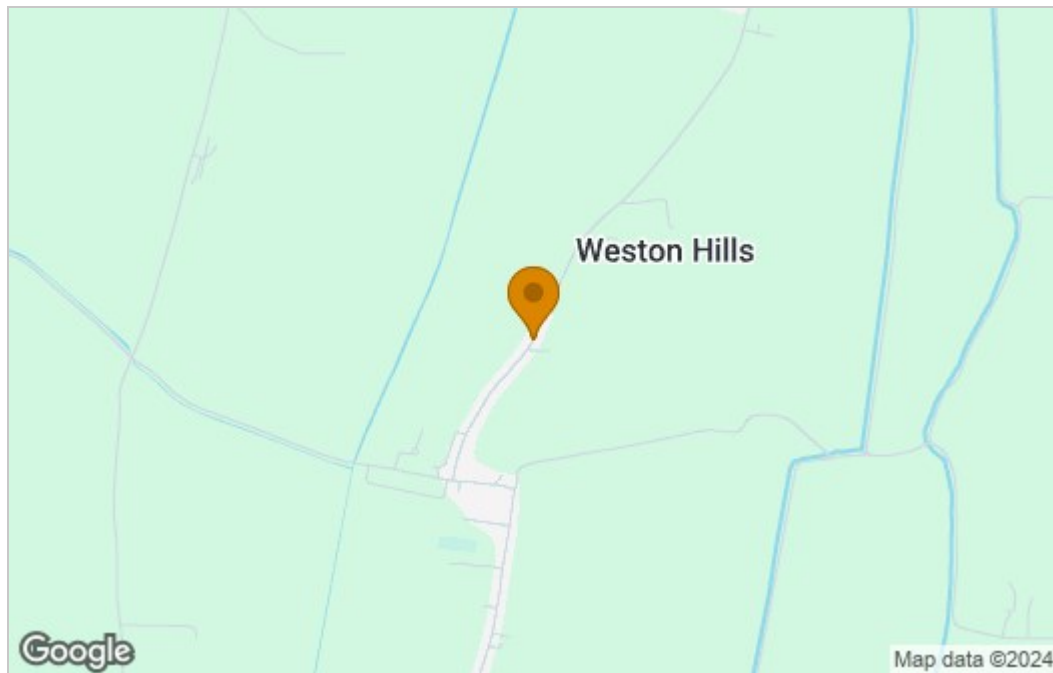
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Floor Plan

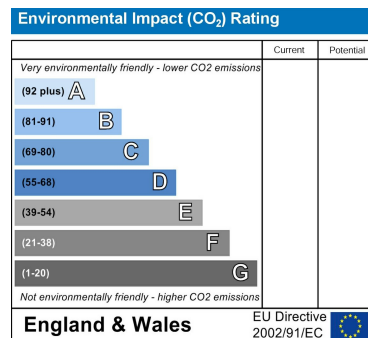
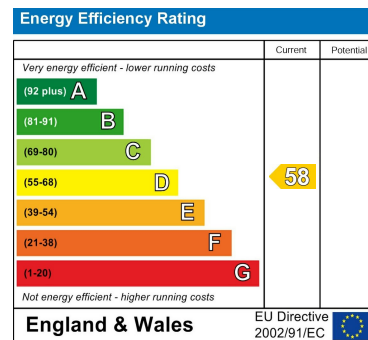
Ground Floor



Area Map



Energy Efficiency Graph



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