



BRADLEY JAMES

ESTATE AGENTS



552 Broadgate, Weston Hills, Spalding, PE12 6DP

Asking price £185,000

- NO CHAIN
- EXTENDED TO THE REAR WHICH IS STANDARD CONSTRUCTION
- 0.25 ACRE PLOT
- MODERN KITCHEN
- NON STANDARD CONSTRUCTION BUNGALOW
- FIRST TIME ON THE MARKET SINCE 1986
- OPEN FIELD VIEWS TO THE REAR
- TWO RECEPTION ROOMS
- SPACE FOR CARAVAN OR MOTORHOME
- SEMI RURAL VILLAGE LOCATION

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Bradley James welcomes you to the charming village of Weston Hills.

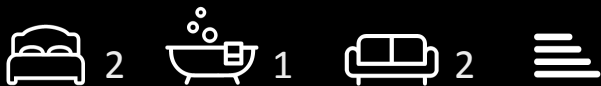
This delightful non standard construction detached bungalow, built in 1957, presents a rare opportunity for prospective buyers. Offered with NO CHAIN, this property has been cherished by its current owners since 1986 and is now ready for a new chapter.

Set on a generous 0.25-acre plot, the bungalow boasts stunning field views to the rear, providing a tranquil backdrop for everyday living. Inside, you will find two spacious double bedrooms, perfect for relaxation. The double aspect lounge is a bright and inviting space, ideal for entertaining or unwinding after a long day. The modern kitchen is well-equipped, and the extended standard construction garden room/ bedroom three at the rear allows you to enjoy the picturesque scenery from the comfort of your sofa. Completing the interior are a convenient shower room and a separate cloakroom.

Outside, the property features a wrap-around garden, offering ample space for outdoor activities and gardening enthusiasts. The block-paved off-road parking accommodates up to four vehicles, leading to an oversized single garage with an additional storage room behind, providing practical solutions for all your storage needs.

Conveniently located, the bungalow is just a ten-minute drive from Spalding town centre, where you will find a variety of shops, restaurants, and transport links, including a train and bus station. The nearby villages of Moulton and Weston also offer local shops and post offices, ensuring that all your daily needs are met. For those who enjoy shopping, the Springfields Garden Outlet Centre is a mere ten minutes away, and excellent road links to the A16 connect you to Peterborough, Norfolk, and Lincoln.

This property is a fantastic opportunity for anyone seeking a peaceful lifestyle in a picturesque setting. Do not miss out on the chance to view this charming bungalow; contact us today to arrange your visit.



Council Tax Band: B



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has a radiator, power points, fuse box, storage cupboard with shelving and another storage cupboard.

Lounge

15'2 x 10'5

Double aspect with the UPVC double glazed window to the front and side, to the front the property has field views, radiator and power points.

Kitchen

19'4 x 9'6

UPVC double glazed window to the side, composite obscured double glazed door going to the side entrance hall, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with a electric hob, space and point for fridge freezer, space and plumbing for washing machine, tiled splashback, radiator and power points.

Side Entrance

Double glazed window to the side, composite obscured double glazed door to the side and a composite door leading to the extended garden room.

Garden Room

14'1 x 11'1

Standard construction, UPVC double glazed window to the rear overlooking the fields, patio door to the side going onto the rear garden, radiator, power points and skimmed and coved ceiling with inset spotlights.

Bedroom 1

12'0 x 10'4

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

Bedroom 2

11'8 x 10'5

UPVC double glazed window to the rear enjoying field views, radiator, power points and built-in wardrobes.

Shower Room

UPVC obscured double glazed window to the rear, separate shower cubicle which is fully tiled with a built-in mixer shower, pedestal wash hand basin with taps over, wall mounted heated towel rail, wall mounted lights and shaver point.

Cloakroom

UPVC obscured double glazed window to rear and WC with push button flush.

Outside

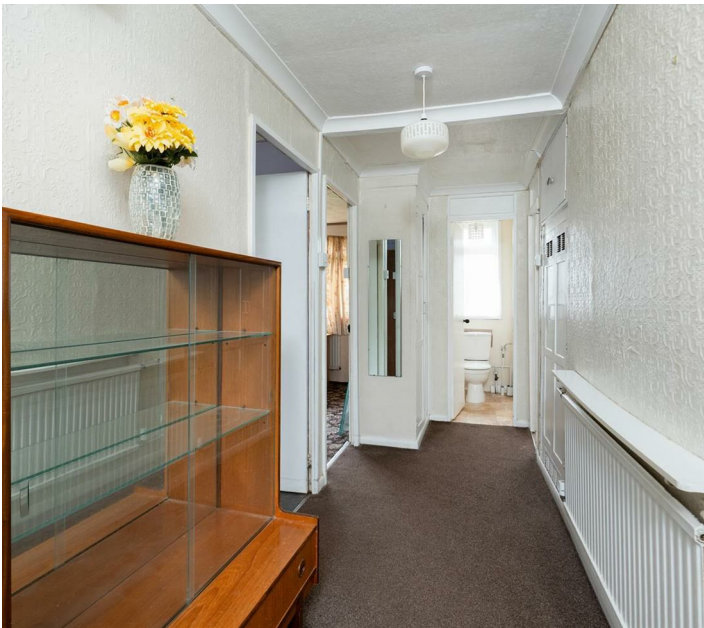
There's a hedge to the front and hedging to the sides, block paved off-road parking for numerous vehicles. There is space for a caravan or motorhome, that leads to a detached oversized single garage. The side garden is laid to lawn with oil tank and green house leading

through to the rear garden which is enclosed by panel fencing enjoying field views, laid to lawn area, metal shed, outside oil floor mounted boiler, outside tap and there's a storeroom behind the garage for any garden furniture which measures 12'1 x 4'8.

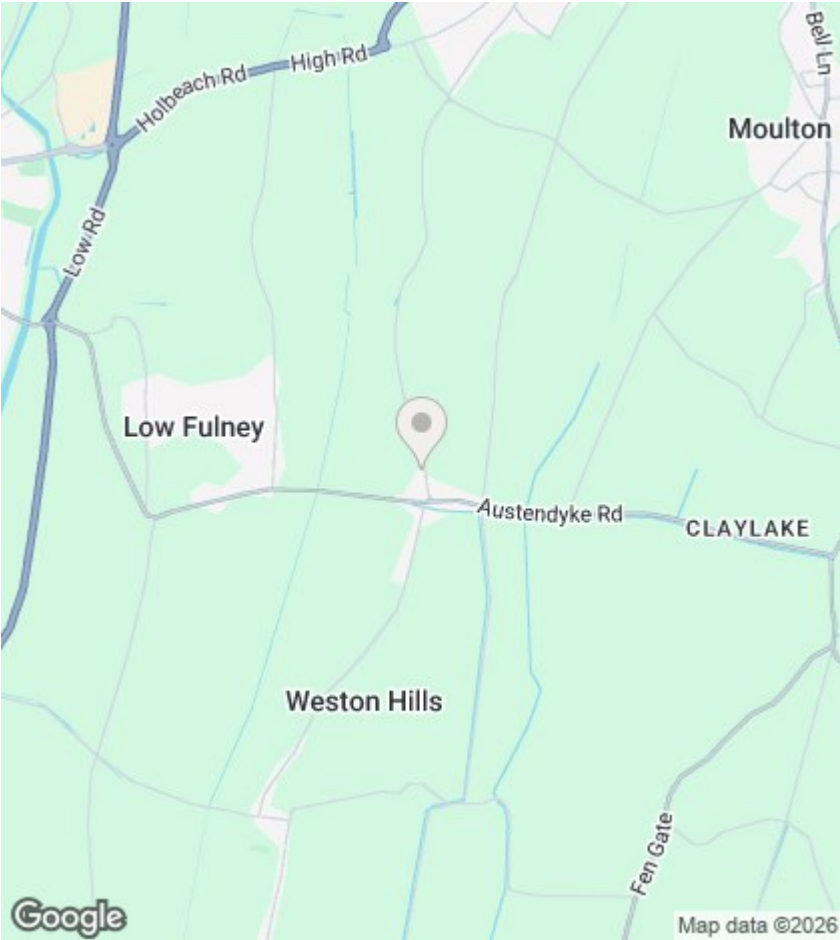
Single Garage

17'0 x 11'4

Remote controlled electric roller door, UPVC obscured double glazed window to the side and power and lighting connected.







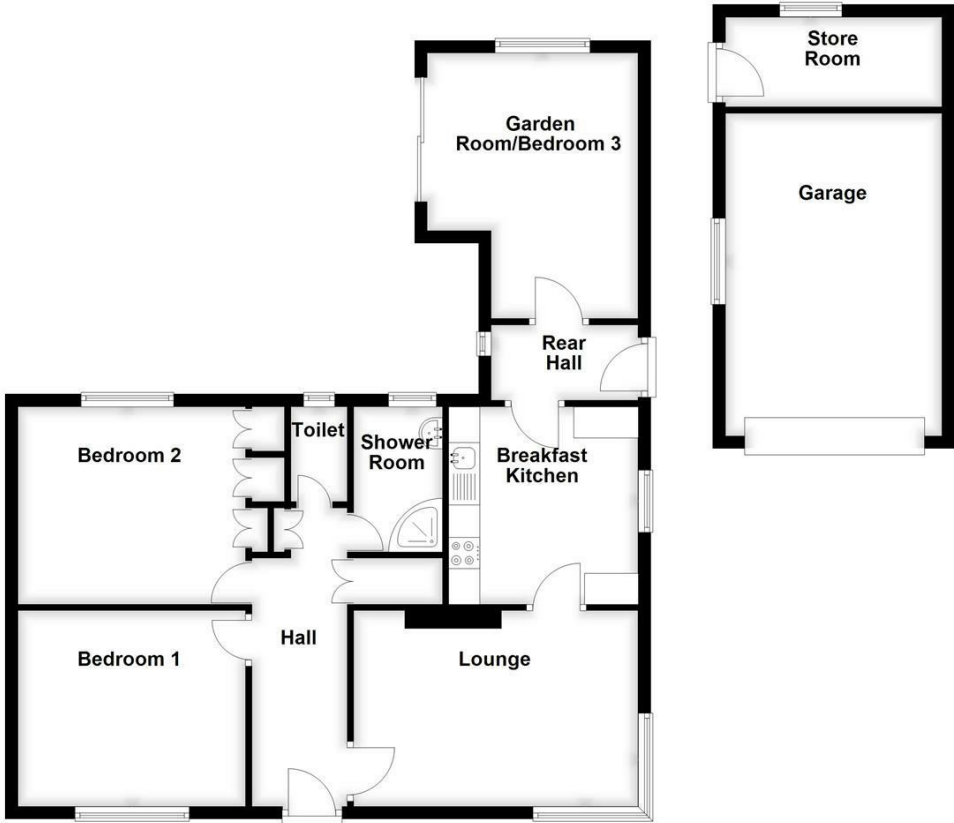
Viewings

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

EPC Rating:

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	

Ground Floor
Approx. 85.4 sq. metres (919.5 sq. feet)



Total area: approx. 85.4 sq. metres (919.5 sq. feet)