

Broadgate

Weston Hills, Spalding, PE12 6DA

Open To Offers £465,000 - Freehold, Tax Band - D

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Floor Plan



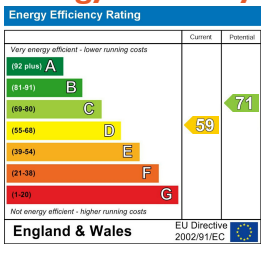
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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Nestled in the charming village of Weston Hills, Spalding, this impressive detached house offers a perfect blend of modern living and picturesque countryside views. Originally constructed by Allison Homes in mid eighties, the property has been thoughtfully extended on both sides, resulting in over 2400 square feet of versatile accommodation.

Upon entering, you are greeted by an impressive entrance hall that sets the tone for the rest of the home. The ground floor features two spacious reception rooms, including a generous bow-fronted living room that flows seamlessly into the dining area, enhanced by sliding patio doors leading to a delightful garden room. The extended kitchen is fully fitted and boasts panoramic views of the garden and surrounding countryside, making it a perfect space for culinary enthusiasts. A breakfast room connects to a practical utility room, while a cinema room adds an element of entertainment to the home. The property comprises five well-proportioned bedrooms, with the master suite featuring a dressing area and a luxurious en-suite shower room. A recently refitted family bathroom, complete with a jacuzzi bath and bespoke sanitary ware, caters to the needs of the household. Notably, there are two access points to the first floor, one via the main staircase and another through a charming spiral staircase in the side extension, which offers potential for an annex. Outside, the property is equally impressive, with an extensive gravel driveway providing ample parking for six or more vehicles, alongside a single garage. The west-facing rear garden is a true highlight, enclosed by a wooden fence and featuring a patio area that invites you to relax and enjoy the stunning Lincolnshire countryside views.

This property is presented to a good standard throughout and offers tremendous potential for a growing family. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

Entrance Hall
5.72 x 2.01 (18'9" x 6'7")

WC
1.87 x 1.79 (6'1" x 5'10")

Living Room
4.68 x 4.00 (15'4" x 13'1")

Dining Room
4.06 x 3.29 (13'3" x 10'9")

Garden Room
2.38 x 6.57 (7'9" x 21'6")

Cinema Room
6.84 x 2.91 (22'5" x 9'6")

Breakfast Room
3.00 x 3.59 (9'10" x 11'9")

Utility Room
3.01 x 1.79 (9'10" x 5'10")

Kitchen
2.40 x 5.43 (7'10" x 17'9")

Landing
1.87 x 5.10 (6'1" x 16'8")

Master Bedroom
4.68 x 4.04 (15'4" x 13'3")

Dressing Area To Master Bedroom
1.99 x 1.16 (6'6" x 3'9")

En-Suite To Master Bedroom
2.65 x 2.05 (8'8" x 6'8")

Bedroom Two
4.09 x 3.79 (13'5" x 12'5")

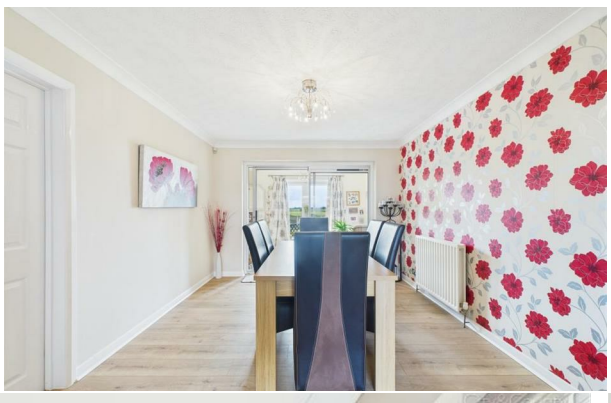


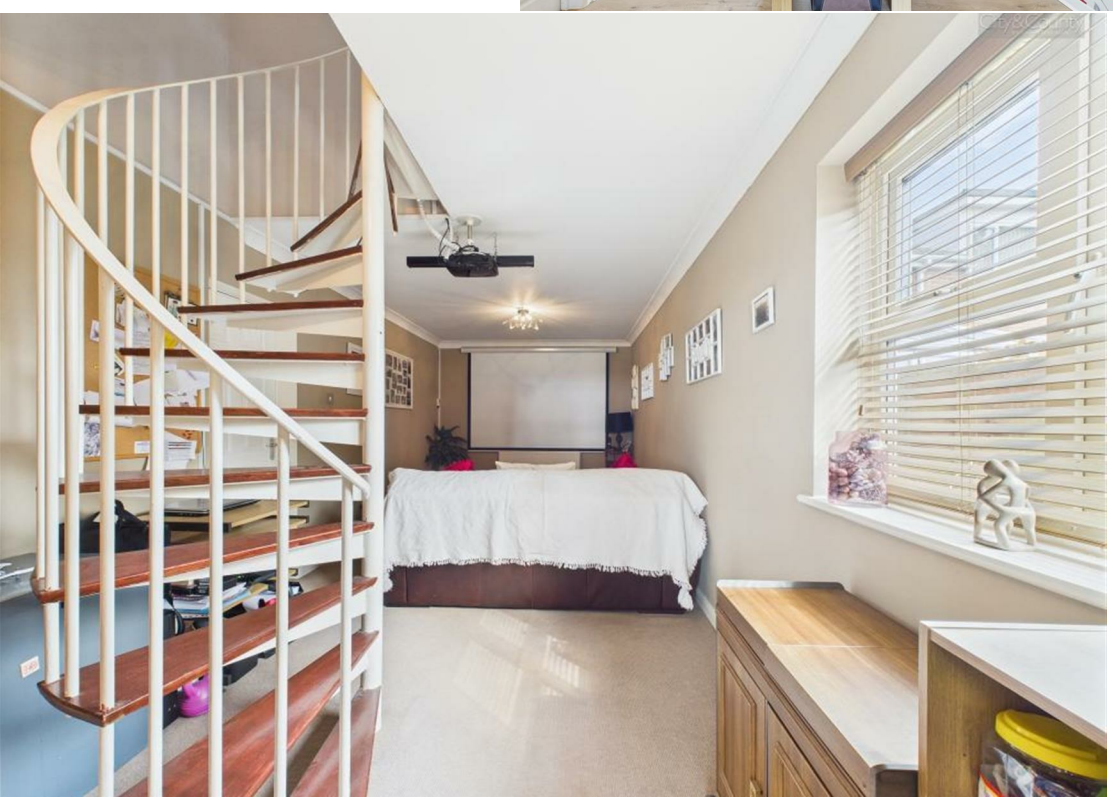
















Bedroom Three
5.01 x 2.92 (16'5" x 9'6")

Shower Room
0.94 x 2.90 (3'1" x 9'6")

Bedroom Four
3.70 x 2.67 (12'1" x 8'9")

Bathroom
3.01 x 1.82 (9'10" x 5'11")

Bedroom Five
3.04 x 3.21 (9'11" x 10'6")

Garage
5.18 x 2.72 (16'11" x 8'11")

EPC - D
59/71

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Oil
Internet connection: Fttp
Internet Speed: up to 54Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great







Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.