



BRADLEY JAMES

ESTATE AGENTS



66 Broadgate, Whaplode Drove, Spalding, PE12 0TN

Asking price £285,000

- No chain
- Lounge diner which can be split
- Utility Room
- Non estate plot
- Off road parking for 5, space for caravan and a single garage
- Freshly decorated throughout
- Open plan kitchen diner
- Four piece bathroom suite
- Open field views to the rear
- Walking distance to local amenities

66 Broadgate, Spalding PE12 0TN

Bradley James welcomes you to this NO CHAIN detached bungalow which is located in the charming area of Broadgate, Whaplode Drove.

This delightful detached bungalow offers a perfect blend of comfort and spaciousness. Built between 1990 and 1999, the property boasts a generous layout that is both inviting and practical, making it an ideal home.

As you enter, you are greeted by a welcoming entrance hall that leads to a versatile lounge diner. This expansive space features lovely views over the open fields at the rear, creating a serene backdrop for relaxation or entertaining. The room can easily be divided into a separate lounge and garden room if desired, providing flexibility to suit your lifestyle. Internal French doors lead you to an open-plan kitchen diner, perfect for family meals and gatherings.

The bungalow comprises three well-proportioned bedrooms, two of which are situated at the back, allowing you to wake up to picturesque field views from the comfort of your own bed. The property also includes a utility room and a four-piece bathroom, ensuring convenience for everyday living. Freshly decorated throughout and with new carpets, this home is ready for you to move in and make it your own.

Outside, you will find ample off-road parking for up to five vehicles, or space for a motorhome or caravan if needed. The private rear garden features a patio seating area, ideal for enjoying the beautiful Lincolnshire countryside views.

Located within walking distance to local amenities, including a shop, car garage, petrol station, children's nursery, and village hall, this property also benefits from excellent road links to the A16, connecting you to Peterborough and Spalding. With no onward chain, this bungalow presents a wonderful opportunity for those seeking a peaceful yet convenient lifestyle in a picturesque setting.

SOME OF THE IMAGES ARE CGI's for illustration purposes only. The property has no furniture in it.



Council Tax Band: D



Entrance Hall

UPVC obscured double glazed front door into the good sized entrance hall which has power points, radiator, loft hatch with loft ladder and airing cupboard with hot water tank and shelving.

Lounge Diner

22'3 x 12'0

Double aspect with the UPVC double glazed window to the front, UPVC double glazed French doors to the rear, you can enjoy the open field views to the rear from the comfort of your sofa whilst watching TV, radiator, power points, TV point, telephone points and a door going through to the entrance hall with an internal French door leading through to the kitchen diner.

Kitchen Diner

18'3 x 10'6

UPVC double glazed window to the side, UPVC obscured double glazed door to the rear garden, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven, integrated electric grill, electric hob with extractor over, integrated fridge, radiator and power points.

Utility Room

10'1 x 6'0

UPVC obscured double glazed window to the side, base and eye level units with work surface over, sink and drainer with taps over, space and plumbing for washing machine, space and point for tumble dryer, space and point for freezer, tiled splashback, radiator, power points and a door leading into the garage.

Bedroom 1

14'2 x 10'4

UPVC double glazed window to the rear with views over the fields from the comfort of your own bed, radiator, power points and TV point.

Bedroom 2

13'8 x 9'3

UPVC double glazed window to the rear with open field views from the comfort of your own bed, radiator and power points.

Bedroom 3

12'0 x 8'1

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

Four Piece Bathroom

UPVC obscured double glazed window to the side, panel bath with taps over, WC, pedestal wash hand basin with tap over, separate shower cubicle with electric shower, radiator and wall light with shaver point.

Outside

The property has gravel off-road parking for four to five vehicles, space for caravan and motorhome if needed, storm porch, access leading to the rear garden which has an extended patio seating area, outside light, outside tap, shed, greenhouse and it's enclosed by panel fencing which is lowered to the rear allowing you to enjoy the open field views.

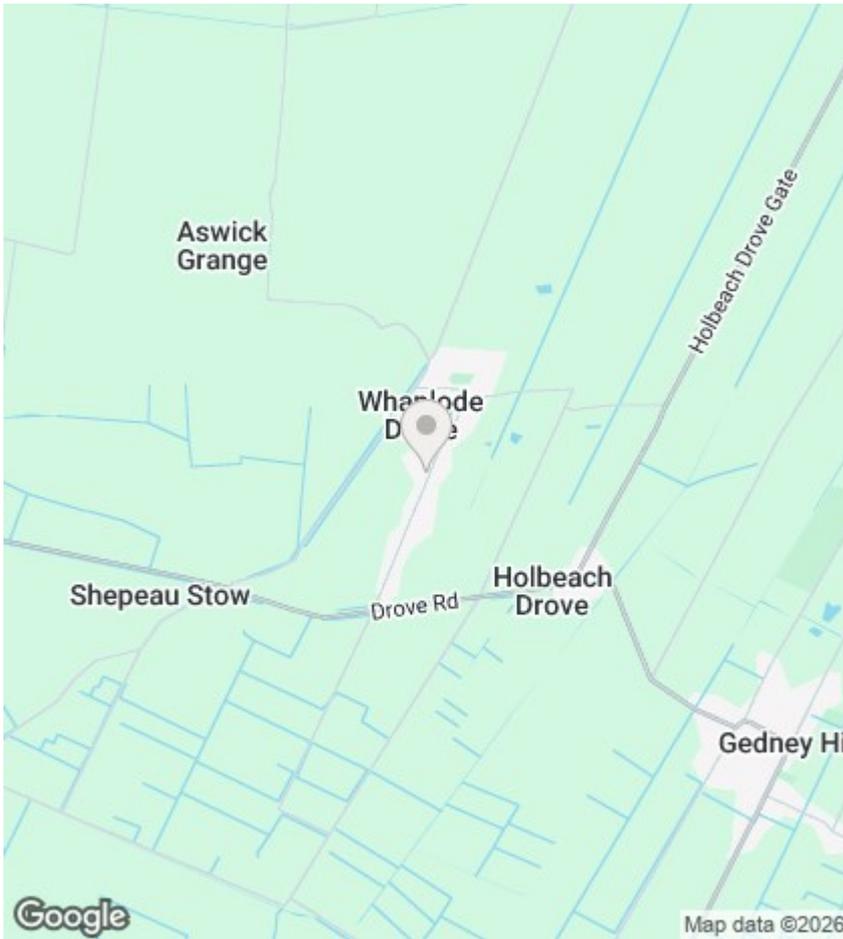
Garage

16'2 x 9'7

Metal up and over door, fuse box, floor mounted oil boiler, power points and a door leading into the utility room.







Viewings

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

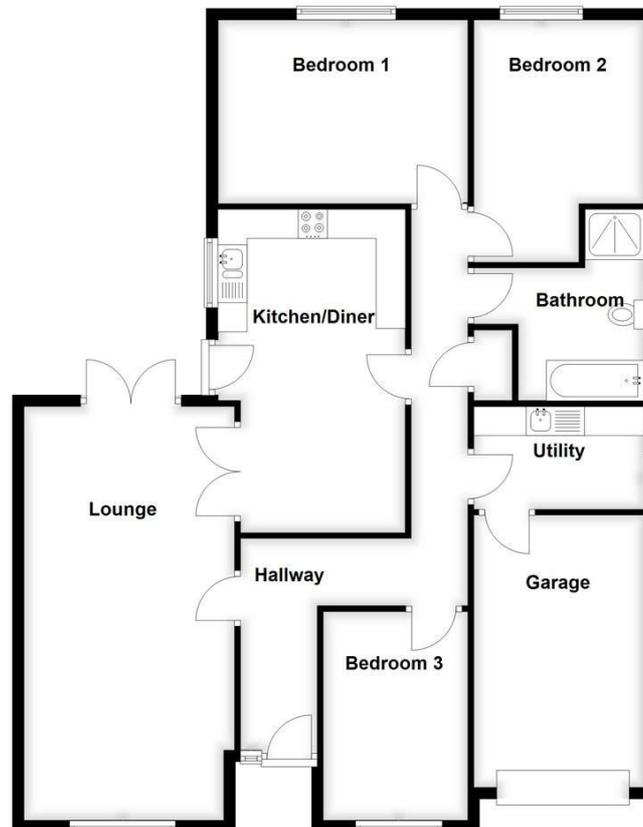
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 106.0 sq. metres (1141.4 sq. feet)



Total area: approx. 106.0 sq. metres (1141.4 sq. feet)