



## 518 BROADGATE SPALDING, PE12 6DA

**£350,000  
FREEHOLD**

This attractive 4-bedroom detached chalet bungalow benefits from solar panels for energy-efficient living and reduced bills.

Spacious and versatile, it features a welcoming lounge with fireplace, generous kitchen/breakfast room, light-filled dining room with double doors to the rear, practical utility room/office, two ground-floor bedrooms, family bathroom, large tandem garage with electric roller door and multiple off-road parking spaces. To the first floor are two further double bedrooms (one with en-suite shower room) and useful storage. The enclosed rear gardens provide a private, low-maintenance outdoor space.

Ideal for families or those seeking flexible, eco-conscious accommodation with ground-floor options. Viewing highly recommended.

# 518 BROADGATE

- 4-bedroom detached chalet bungalow • Solar panels for energy-efficient living
- Tandem garage and multiple parking
- Enclosed rear gardens
- Spacious kitchen/breakfast room
- Utility room/office
- Ground-floor bedroom and bathroom
- First-floor en-suite bathroom
- Generous room dimensions throughout
- Call Today



## Summary

This impressive 4-bedroom detached chalet bungalow offers spacious, versatile family living combined with excellent energy efficiency thanks to its installed solar panels, helping to reduce utility costs and embrace a more sustainable lifestyle.

Boasting generous proportions and a practical layout, the property features a bright lounge with a feature fireplace, an open-plan kitchen/breakfast room ideal for everyday family meals, a separate dining room with multiple windows flooding the space with natural light, and a versatile utility room/office area. The ground floor also includes two well-proportioned bedrooms (including Bedroom 1 to the front and Bedroom 2 to the rear), a family bathroom, plus a large tandem garage providing ample storage or workshop potential.

Upstairs, the first-floor landing leads to two further double bedrooms (both enjoying rear aspects), along with a handy and fully refurbished en-suite bathroom to Bedroom 4, and useful storage cupboards.

Outside, the enclosed rear gardens offer a private, low-maintenance outdoor space perfect for relaxation or family play, while multiple parking spaces and the tandem garage with electric roller shutter ensure plenty of off-road

parking. Rear garden has greenhouse and shed.

With its blend of character, space, modern eco-friendly features such as the solar panels, and convenient single-level living options, this home is sure to appeal to growing families, downsizers, or those seeking versatility.

Viewing is highly recommended to fully appreciate the accommodation and potential on offer.

## Room Dimensions

Lounge Window to front, fireplace, door to: 4.72m x 4.75m

Kitchen Window to rear, door to: 2.74m x 6.17m

Dining Room Four windows to side, window to rear, double door, open plan, door to: 4.34m x 3.12m

Utility Room/office Window to side, window to rear, window to front, open plan, door to: 6.43m x 1.73m

Garage Two windows to side, Garage door is electric roller shutter, door to: 9.57m x 2.57m

Bathroom Window to rear, door to:

Bedroom 2 Window to rear, door to: 4.47m x 2.79m

Bedroom 1 Window to front, door to: 3.38m x 4.27m

Hallway Storage cupboard, stairs, two doors. 3.86m x 1.63m

First Floor

Bedroom 3 Window to rear, Storage cupboard, door to: 2.97m x 4.17m

Landing 1.91m x 1.37m

Bedroom 4 Window to rear, door to: 3.35m x 3.75m

En-suite Bathroom Room . 2.44m x 1.75m

# 518 BROADGATE





EDGE  
Your Local Property Expert

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## ADDITIONAL INFORMATION

**Local Authority** – South Holland

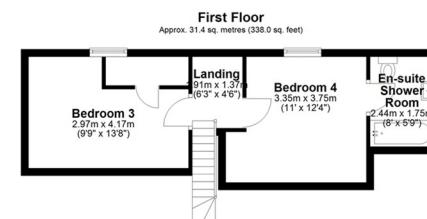
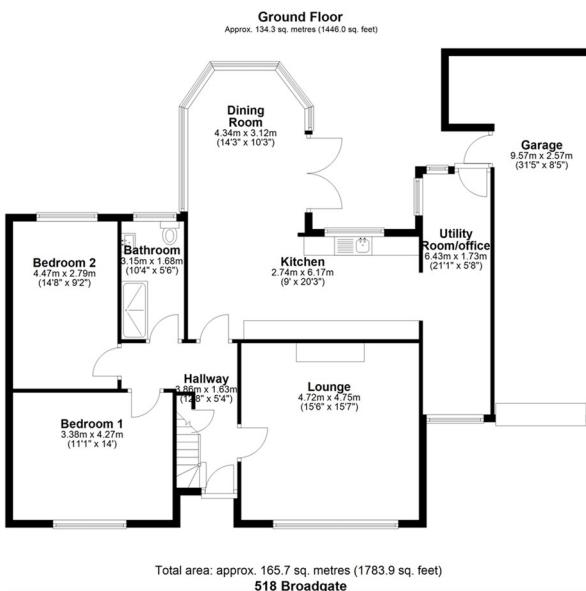
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1783.00 sq ft

**Tenure** – Freehold





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

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

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