



BRADLEY JAMES

ESTATE AGENTS



538 Broadgate, Weston Hills, Spalding, Lincolnshire, PE12 6DP

Asking price £260,000

- Three reception rooms
- Modern kitchen with double range cooker
- Downstairs shower room and upstairs bathroom
- Lots of off road parking
- 5 minute drive to local primary school
- 20ft workshop to the side of the house
- Dining room and larger than average utility room
- Air conditioning in bedroom one
- Non estate location

Nestled in the peaceful village of Weston Hills, this charming house offers a perfect blend of comfort and functionality. This property is ideal for both relaxation and entertaining.

The ground floor features three reception rooms featuring a spacious lounge, perfect for family gatherings, alongside a versatile study that can serve as an additional reception room or a dedicated workspace for those who work from home.

The property is further enhanced by a well-appointed kitchen with dining room off and a useful utility room, making daily chores a breeze. A convenient downstairs shower room adds to the practicality of the layout.

The first floor boasts three well-proportioned bedrooms, including two generous doubles. Bedroom one is particularly noteworthy, equipped with air conditioning to ensure a comfortable environment throughout the year, whether you seek cool relief in the summer or warmth in the winter.

Outside, you will find a generous driveway that comfortably accommodates five to six vehicles, complete with an electric vehicle charger for modern convenience. Additionally, a 20ft shed workshop with power and lighting offers a perfect space for hobbies or storage.

This property is not just a house; it is a delightful home in a peaceful setting, perfect for families or anyone seeking a quiet lifestyle with easy access to local amenities.

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Council Tax Band: C



Entrance Hall

Composite obscured double glazed front door into the entrance porch, going through a wooden obscured single glazed internal door to the entrance hall which has stairs leading off to the first floor accommodation, radiator and under stairs alcove.

Lounge

12'6 x 12'0

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

Study

9'7 x 8'0

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

Kitchen

11'4 x 9'8

UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with mixer tap over, double range with double oven and grill and an electric hob with extractor over, integrated fridge freezer, power points and a door to the utility room and an archway to the dining room.

Dining Room

11'5 x 9'0

UPVC double glazed window to the rear, radiator, power points and base storage units with worksurface over.

Utility Room

9'8 x 8'0

UPVC double glazed window to the side and rear, UPVC double glazed door to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, space and plumbing for dishwasher, space and plumbing for washing machine, space and point for tumble dryer, tiled splashback, tiled floor, radiator and power points.

Downstairs Shower Room

UPVC obscured double glazed window to the side, separate shower cubicle with electric shower, pedestal wash hand basin with mixer tap over, WC with push button flush, floor mounted oil boiler, wall mounted heated towel rail and extractor fan.

Landing

UPVC double glazed window to the side enjoying open field views, loft hatch and point points.

Bedroom 1

11'8 x 11'0

UPVC double glazed window to the rear, radiator, power points and wall mounted air-conditioning unit which does cool and warm air.

Bedroom 2

11'8 x 9'8

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

Bedroom 3

9'1 x 8'7 max

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

Bathroom

UPVC obscured double glazed window to the rear, vanity wash hand basin with mixer taps over, WC with push button flush and storage units beneath and worksurface over, panel bath with taps over, a built-in mixer shower with a fixed rain style showerhead and wall mounted heated towel rail.

Outside

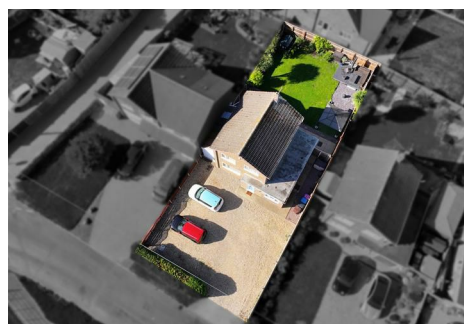
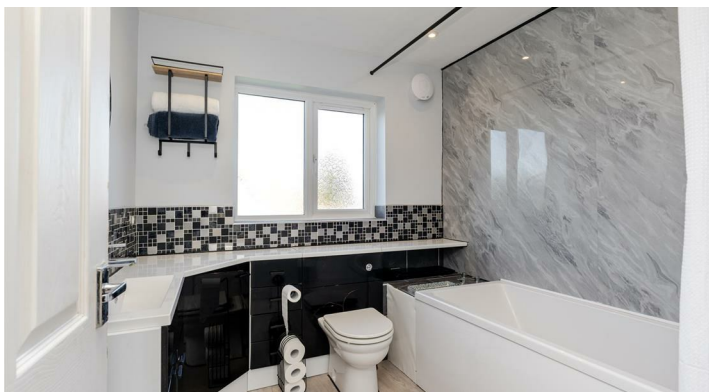
The property has gravel off-road parking for approximately 5 to 6 cars with side gated access leading to the rear garden which is enclosed by panel fencing, predominantly laid to lawn, patio seating area with outside light, raised decking seating area, oil tank, EV charger and a shed to the side with power and light connected.

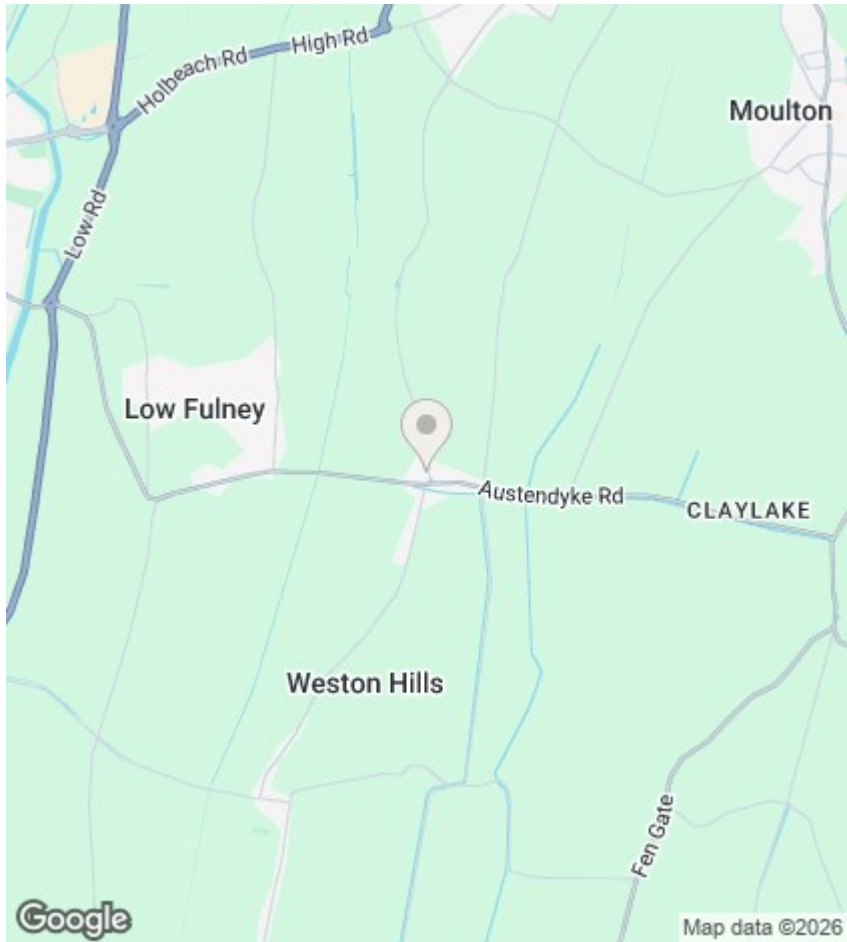
Shed Workshop

20'5 x 6'0

UPVC obscured double glazed door to the rear, power and lighting connected and a vaulted ceiling.







Viewings

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

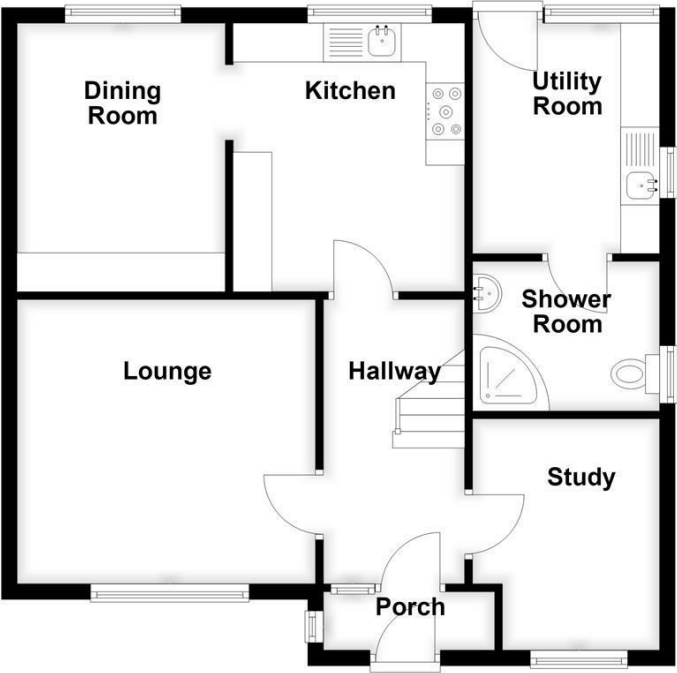
EPC Rating:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

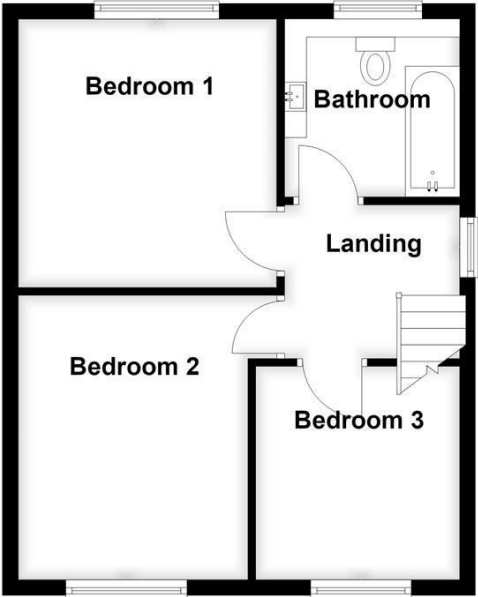
Ground Floor

Approx. 63.2 sq. metres (680.7 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



Total area: approx. 104.2 sq. metres (1121.4 sq. feet)