



559 Broadgate, Weston Hills, PE12 6DB

£425,000

- Extended detached bungalow
- Semi rural location
- Open field views
- Stunning kitchen diner snug with island
- 5 reception room areas
- Extensive off road parking leading to garage
- Beautiful four piece bathroom
- Tastefully decorated throughout

This beautifully extended bungalow in Broadgate, Weston Hills offers stunning countryside views and modern, stylish living. Featuring three spacious bedrooms, a luxury four-piece bathroom with roll-top bath, and an open-plan kitchen/diner with a large island and French doors overlooking the fields. Enjoy a utility room, cloakroom, a bright garden room with skylight, plus a versatile 22ft x 20ft family room. Gated access with plenty of parking completes this exceptional home in a peaceful village setting.

Entrance Hall



UPVC door to front. Radiator. Loft access. Wood effect flooring.



Lounge 12'7" x 15'11" (3.86m x 4.87m)



UPVC window to front. Vertical radiator. Feature fireplace with surround. Wood effect flooring.



Kitchen 10'7" x 28'1" (3.23m x 8.56m)



Two sets of UPVC French doors to rear. Fitted with a matching range of base and eye level units and work surfaces with matching upstands. Space for

American style fridge/freezer. Rangemaster cooker with stainless steel extractor hood over. Tiled splash backs. Belfast sink with mixer tap set in island unit. Wood effect flooring. Radiator.



Dining Room 14'8" x 7'11" (4.48m x 2.43m)
UPVC window to front. Door to side. Wood effect flooring.

Utility Room 7'3" x 7'0" (2.22m x 2.15m)



UPVC window to side. Worktop with space and plumbing for washing machine. Space for tumble dryer. Space and plumbing for dishwasher. Sink unit and drainer with mixer tap. Wall mounted heated towel rail. Wood effect flooring. Storage cupboard.

Cloakroom

UPVC window to side. Toilet. Wash hand basin. Tiled splash back.

Garden Room



Circular sky light. Wood effect flooring. Pedestrian door to garage.



Family Room 22'5" x 19'3" (6.85m x 5.87m)



UPVC windows to side. Radiator. Carpet tiles.

Bedroom 1 10'5" x 11'11" (3.20m x 3.65m)



UPVC window to front. Radiator. Carpeted.

Bedroom 2 9'1" x 11'11" (2.77m x 3.65m)



UPVC window to side. Radiator. Carpeted.

Bedroom 3 7'6" x 7'6" (2.29m x 2.29m)

UPVC window to rear. Radiator. Carpeted.

Bathroom 12'8" x 5'1" (3.88m x 1.56m)



UPVC window to side. Tiled flooring. Heated towel rail. Fully tiled walls. Roll top bath with telephone style shower attachment over. Wash hand basin set in vanity unit. Toilet. Shower enclosure with rainfall head and separate shower attachment.



Outside

Front: Large gravel driveway providing off road parking for several vehicles. Lawn area. Side access gate leading to the rear garden.
Rear: Enclosed by timber fencing. Laid to lawn. Patio area.



Garage 14'8" x 10'6" (4.48m x 3.21m)

Up and over vehicular door. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 6DB

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus Energy

Solar Panels: Yes, 8 Eon panels owned by the property.

Other electricity sources: No

Water supply: No

Sewerage: Mains

Heating: Oil central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C78

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

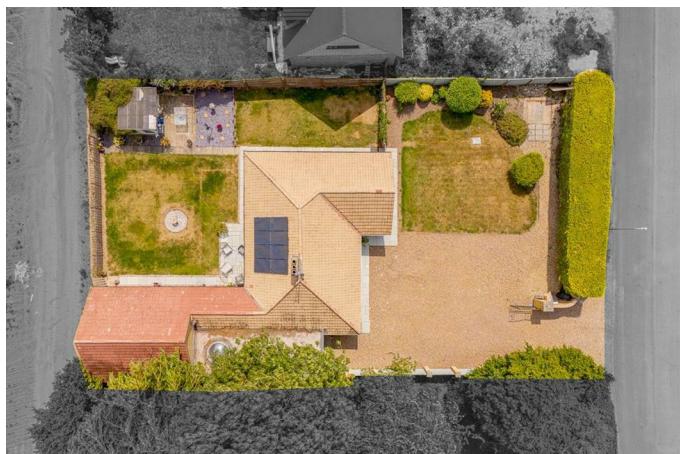
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

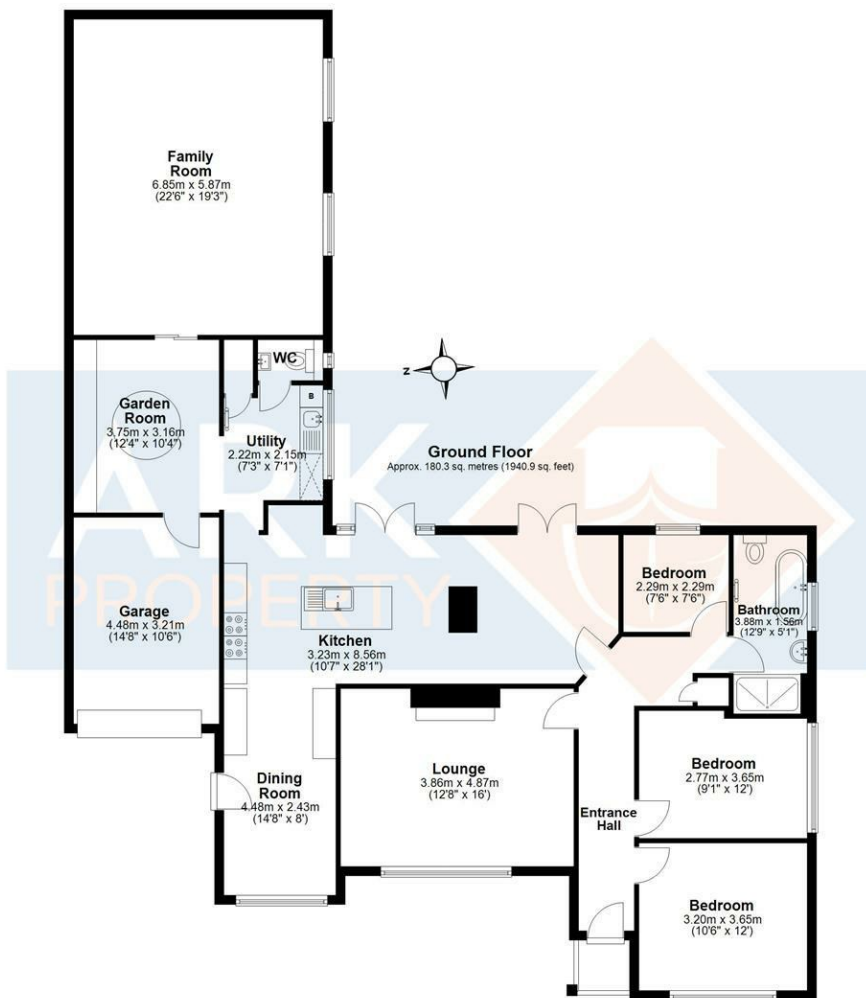
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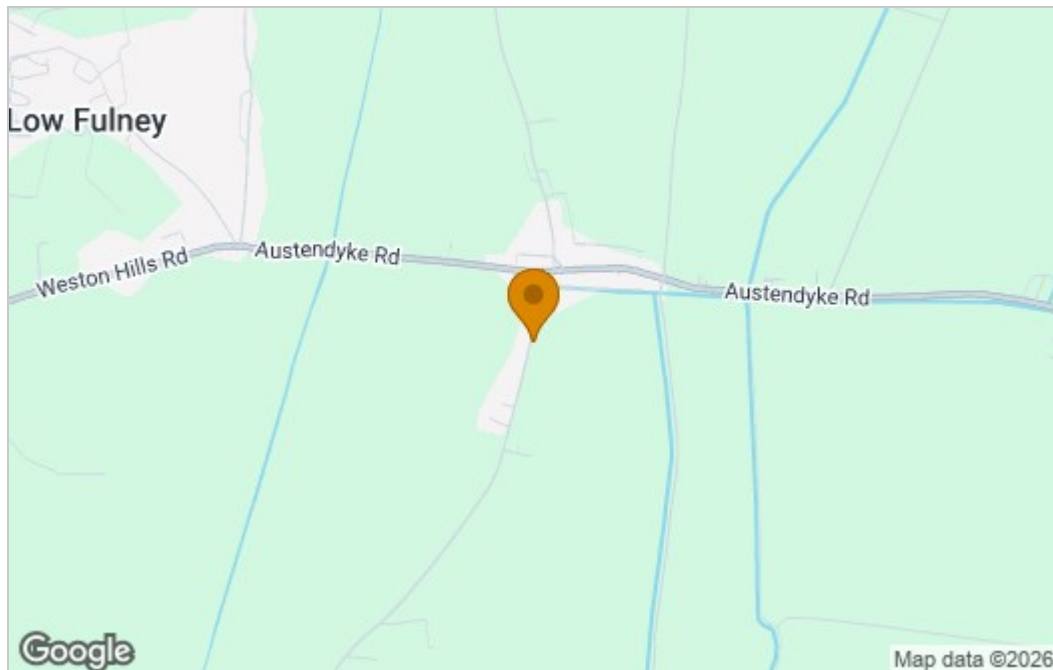


Floor Plan



Total area: approx. 180.3 sq. metres (1940.9 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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