



BRADLEY JAMES

ESTATE AGENTS



## 308 Broadgate, Weston Hills, Spalding, Lincolnshire, PE12 6DA

Asking price £225,000

- Three bedrooms
- Spacious lounge
- Conservatory enjoying uninterrupted views of the Lincolnshire countryside
- Front, side and rear gardens
- Great road links to the A16 connecting Peterborough, Lincoln, Spalding and Norfolk
- No chain
- Open plan kitchen diner
- Modern wet room
- Off road parking for three cars that leads to a single garage with power connected
- First time the property has been on the market in 52 years

This is the first time the property has been on the market in 52 years.

Nestled in the charming village of Weston Hills, this delightful NO CHAIN detached bungalow offers a serene lifestyle with stunning uninterrupted views of the surrounding fields. The property features three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The modern wet room is both stylish and functional, while the spacious lounge provides a perfect setting for relaxation and entertainment.

The open-plan kitchen diner is a highlight of the home, creating a warm and inviting atmosphere for family meals and gatherings. An enclosed side entrance leads to a conservatory situated behind the garage, where you can enjoy the picturesque views of the Lincolnshire countryside throughout the seasons.

Set on a generous plot, the property boasts ample off-road parking for up to three vehicles, leading to a single garage equipped with power. The front, side, and rear gardens offer a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air.

Conveniently located within walking distance to the Weston Hills community village hall and primary school, this bungalow is perfect for families. Additionally, it benefits from excellent road links to the A16, allowing for easy access to Peterborough in just 30 minutes, as well as to Norfolk, Lincoln, and Spalding. The popular Springfields Garden Outlet Centre is only a short ten-minute drive away, providing a variety of shopping and leisure options.

This property is offered with no chain, making it an excellent opportunity for those looking to move quickly into their new home. Don't miss the chance to experience the peaceful lifestyle this bungalow has to offer.



Council Tax Band: B



### Entrance Porch

Wooden obscured single glazed front door to the entrance porch through a UPVC obscured double glazed door into the kitchen diner.

14'2 x 9'5

Metal up and over door.

### Kitchen Diner

17'0 x 10'0

UPVC double glazed windows to the side, base and eye level units with work surface over, sink and drainer with mixer taps over, space and point for freestanding cooker with extractor over, space and point for fridge freezer, radiator, power points and pantry with shelving.

### Side Entrance

UPVC obscured double glazed door to the side, radiator, power point, airing cupboard and loft hatch.

### Lounge

18'0 x 11'8

UPVC double glazed window to the front, radiator, power points, TV points and fireplace which is the back boiler.

### Wet Room

UPVC double glazed window to the side, pedestal wash hand basin with mixer tap over, WC with push button flush, radiator, wet room floor with shower curtain, fully tiled walls and electric shower.

### Bedroom 1

14'0 x 10'0

UPVC double glazed window to the rear enjoying uninterrupted field views, radiator and power points.

### Bedroom 2

11'8 x 10'0

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

### Bedroom 3

9'3 x 8'4

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

### Second Side Entrance

Enclosed and leads to the conservatory to the rear.

### Conservatory

13'6 x 6'2

UPVC double glazed windows to the rear enjoying uninterrupted field views, UPVC double glazed door to the side garden, wall light and power points.

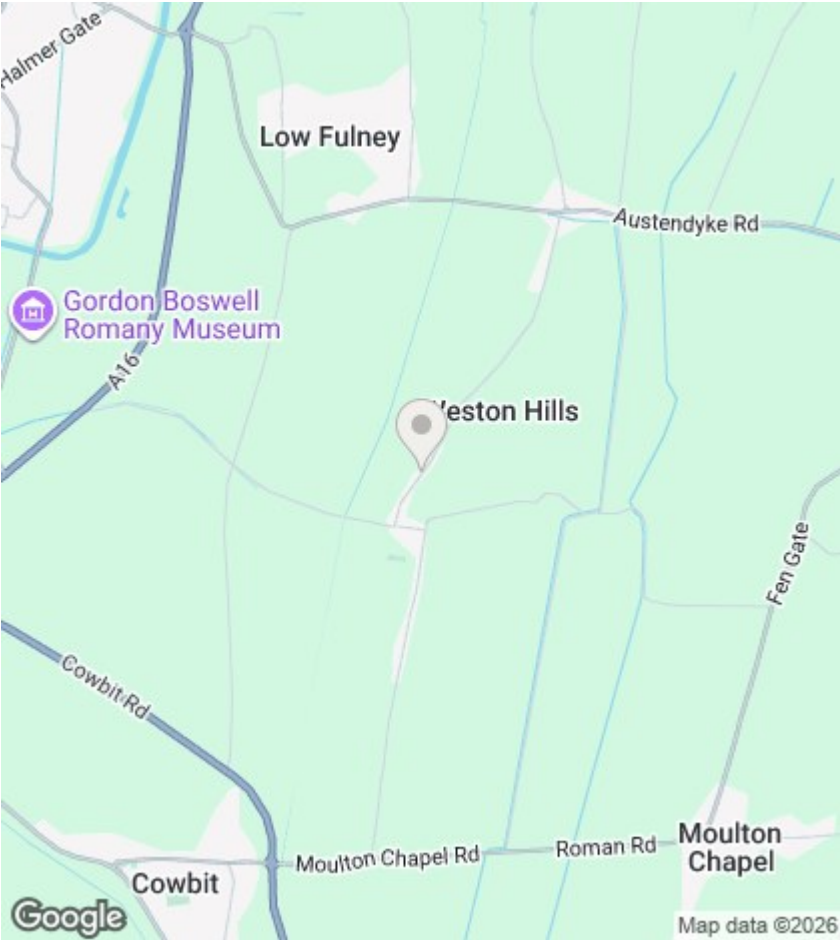
### Outside

The property sits on a good sized non-estate plot with a generous frontage. The front garden is enclosed by panel fencing, has well established flower and shrub borders with a laid to lawn area. There's off-road parking to the front and side of the bungalow, which leads to a single garage, there is also a coal shed. The side and rear garden is enclosed by panel fencing. There's a shed and greenhouse to the side garden and the rear garden has a low level concrete fence allowing you to enjoy the uninterrupted field views to the rear.

### Garage







Viewings

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

EPC Rating:

E

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 69                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 51      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Ground Floor

Approx. 116.3 sq. metres (1251.9 sq. feet)



Total area: approx. 116.3 sq. metres (1251.9 sq. feet)