



500 Broadgate, Weston Hills, PE12 6DA

£410,000

- Two individual double garages with an abundance ample parking
- Fantastic size west facing plot not overlooked
- Nice flowing layout
- Brick built external studio
- En-Suite to main bedroom
- Popular village setting
- Green house
- Open aspect field views
- Larger than standard size air conditioned conservatory
- Decking area suitable for jacuzzi with external power

Searching for Space – Inside and Out?

Look no further than this beautiful 4 bedroom detached home in Weston Hills – a property that offers generous space, charm, and standout features from every angle.

Set on an impressive plot of approximately 1/4 acre, with excellent frontage and stunning countryside views. This home benefits from not one, but two individual double garages, providing and abundance of parking and storage.

Step inside to discover a well designed layout and spacious rooms throughout, ideal for family living or entertaining guests. To the rear, a vibrant and lovingly maintained garden creates the perfect escape, complete with a brick built external studio, ideal for remote working or hobbies.

This home really does have it all.

Entrance Hall 15'0" x 8'11" (4.58m x 2.72m)



UPVC front door with glazed side panels. Radiator. Under stairs cupboard. Tiled flooring leading to natural wood flooring and a graceful wooden staircase leading to the first floor.

Lounge 15'10" x 11'11" (4.85m x 3.64m)



UPVC window to front and side. Two radiators. Antique cast iron open fireplace with marble hearth. High quality laminate flooring.

Kitchen/Breakfast Area 12'11" x 15'1" (max) (3.94m x 4.60m (max))



UPVC window to side. Spacious country design kitchen with solid wood cabinetry with matching base and eye level units. Composite sink and drainer with mixer tap over. Eye level double oven and grill. Electric hob with stainless extractor over. Integrated dishwasher. Space for American style fridge/freezer. Tiled flooring.

Dining Room 11'2" x 11'11" (3.42m x 3.65m)



UPVC windows to front and side. Radiator. Tiled flooring - Flooded with natural light this room has a lovely arch through to the kitchen and makes it a fantastic space for family gatherings

Conservatory 14'10" x 18'0" (max) (4.54m x 5.51m (max))



UPVC windows to side, rear elevations and double doors leading to decking area. Wood effect laminate flooring. Larger than standard conservatories, this room has beautiful views over different sections of the garden and has the bonus of having hot and cold air conditioner unit, perfect to use all year round.

Rear Hallway 6'11" x 8'10" (2.13m x 2.71m)



UPVC window and door to side. Tiled flooring. Radiator. With access to the rear garden, toilet and utility area.

Utility Room 3'3" x 6'6" (1.01m x 2.00m)

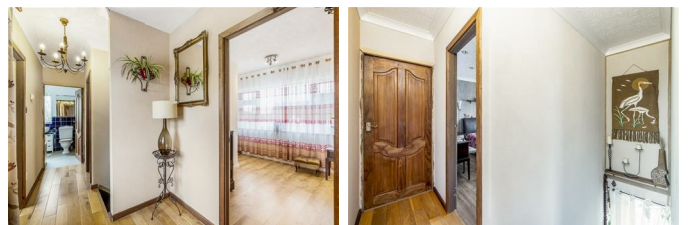
Plumbing and space for washing machine. Space for tumble dryer. Tiled flooring.

Cloakroom 3'6" x 6'4" (1.07m x 1.95m)



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

First Floor Landing



UPVC window to rear. Wooden flooring. Radiator. Loft access.

Bedroom 1 11'3" x 12'0" (3.45m x 3.66m)



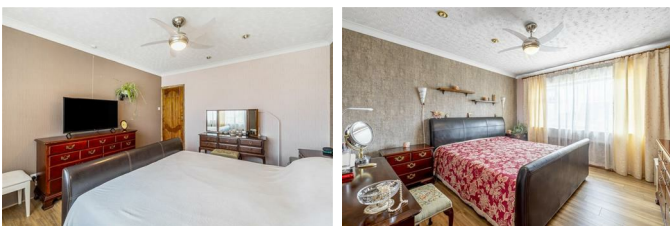
UPVC east facing window to front, bringing in natural morning light. Radiator. Carpeted. Built in wardrobes with overhead storage and drawers. Door leading to en-suite

En-suite 4'1" x 8'9" (1.26m x 2.68m)



Double shower cubicle with shower attachment. Toilet. Wash hand basin. Heated towel rail. Wood effect vinyl flooring.

Bedroom 2 12'11" x 12'0" (3.95m x 3.66m)



UPVC window to front. Radiator. Ceiling fan light (perfect for those summer months). Laminate flooring.

Bedroom 3 8'5" x 8'0" (2.57m x 2.46m)



UPVC window to rear. Radiator. Laminate flooring.

Bedroom 4 9'10" x 8'11" (3.01m x 2.72m)



L Shaped room with UPVC window to front. Radiator. Laminate flooring.

Bathroom 11'4" x 6'8" (3.46m x 2.05m)



UPVC window to side. Spacious bathroom suite with

Bath and separate shower attachment over. Corner shower cubicle. Toilet. Fully tiled walls. Radiator. Heated towel rail. Vinyl flooring. Built in airing cupboard.

Outside



Front: Impressive frontage with a generous gravel driveway provides abundant parking for gatherings, guests or multiple household vehicles. The spacious drive ensures there is always room to park. Leading to a double garage either side of the property. Enclosed by hedging. Landscaped area with established trees and bushes with apple and pear trees, established palms, roses and lavender plans. Metal gates leading to the rear garden.

Rear: Fully enclosed rear garden with trees and bushes including black cherry, Japanese cherry, Victoria plum and establish and productive grape vines There are also roses, lavender and a herb garden. Decking area with hot tub space with power available. Seating area with raised beds. Pathway with shrubbery leading to the outbuilding. Water feature. Lawn area with mature trees including fruit trees. Greenhouse. Chicken coup. Two large sheds.

Double Garage 26'8" x 12'5" (8.15 x 3.80)



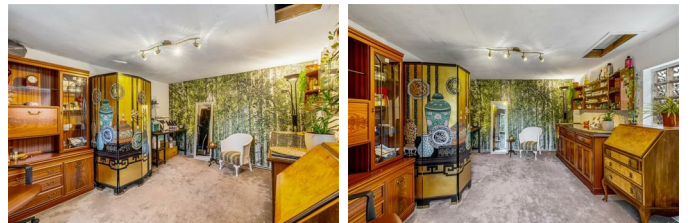
Garage to left - electric roller door with power and light connected.

Double Garage / Workshop 18'0" x 18'0" (5.50 x 5.50)



Roller door with power and light connected.

Outbuilding (Office/Studio) 11'1" x 14'1" (3.40m x 4.31m)



Brick built with window to rear. Power and light connected. Independent heating, oil tank and separate electricity meter. Storage space in the loft space. The perfect space to for working from home with views over the garden

Property Postcode

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

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: Out Fox Energy
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water

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 Likely 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.
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Parking: Driveway and Double Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - 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: D62

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

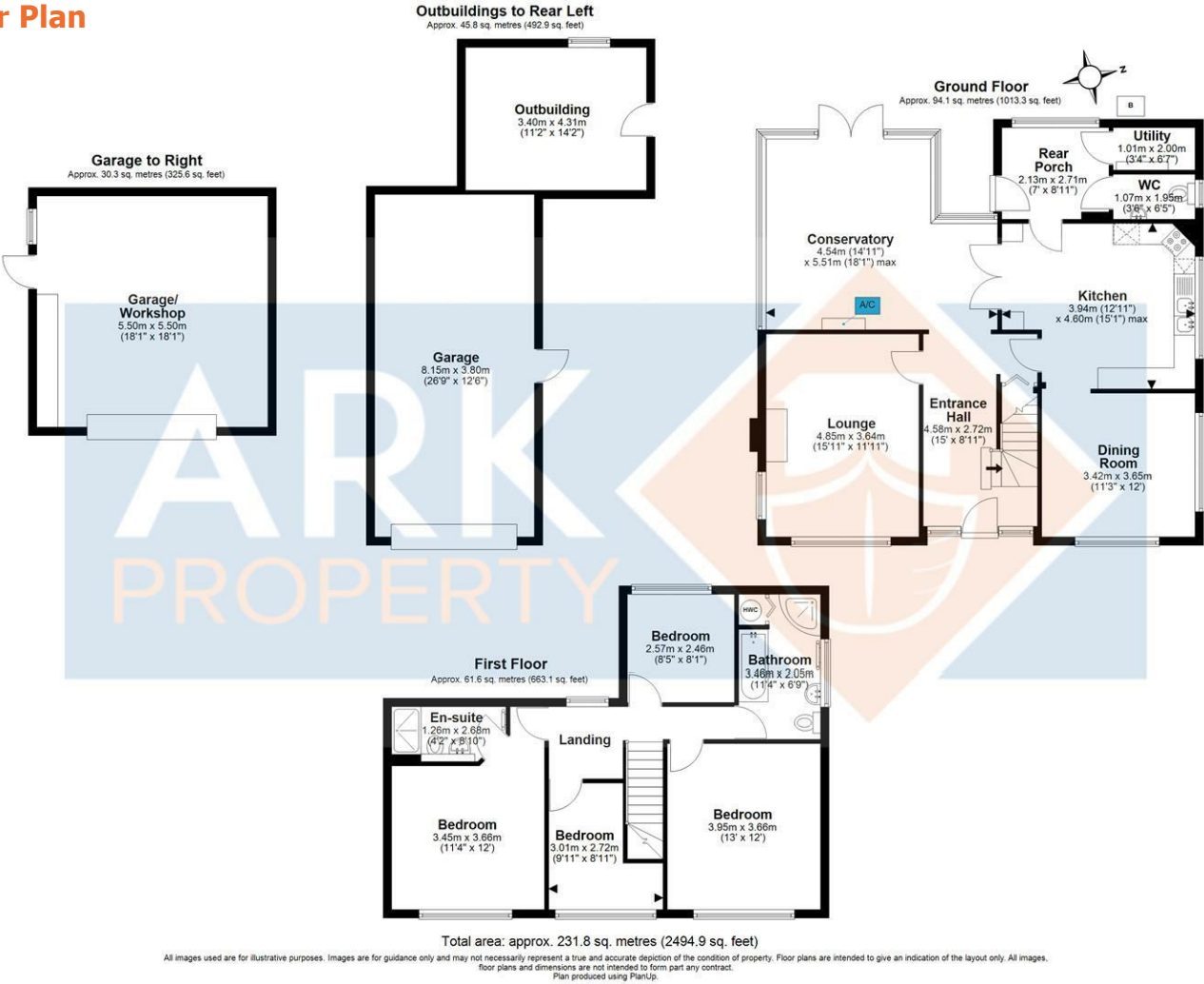
are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

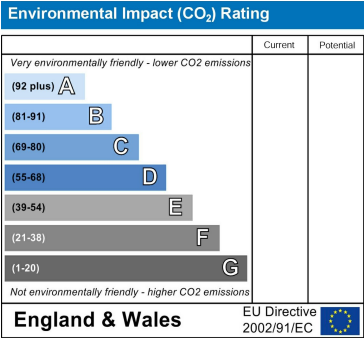
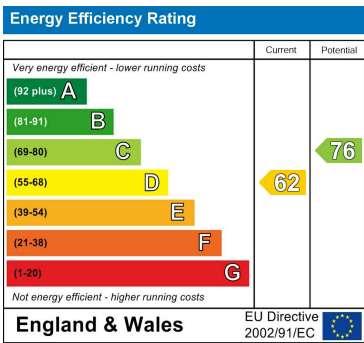
Floor Plan



Area Map



Energy Efficiency Graph



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