



314 Broadgate, Spalding, PE12 0LR

£259,999

Modern and well presented three bedroom semi detached property benefiting from ample off road parking, single garage and rear garden with field views beyond. Situated in the village of Sutton St. Edmund within close proximity of Holbeach and Wisbech offering all amenities. The accommodation comprises of entrance hallway, living room, kitchen diner with double doors opening to the rear garden, utility room and cloakroom. The first floor offers bedroom one with ensuite, two further bedrooms and bathroom. Low maintenance front garden with graveled driveway, small lawn area and gated access to the rear garden. Access to the integral single garage. Enclosed rear garden, with views beyond, mainly laid to lawn with paved area ideal for seating and entertaining.

Entrance hall 16'2" x 6'3" (4.95m x 1.93m)



Composite entrance door to front aspect. Stairs to first floor landing with under stairs cupboard. Radiator. Skimmed ceiling with recessed ceiling spotlights. Doors to lounge and kitchen.

Living Room 9'2" x 16'1" (2.81m x 4.92m)



PVCu double glazed window to front aspect. Radiator. Carpeted.



Kitchen Diner 16'1" x 12'0" (4.92m x 3.66m)



PVCu window to rear aspect. Double doors opening to rear garden. Fitted with a matching range of base and eye level units with worktop space over. Metro tiled splashback and 1 1/2 bowl stainless

steel sink with chrome mixer tap over. Four ring electric hob with extractor hood over. Eye level oven and grill. Integrated fridge freezer. Integrated dishwasher. Tiled floor. Radiator. Door to:



Utility room 6'4" x 6'4" (1.95m x 1.94m)



PVCu double glazed window to rear aspect. Skimmed ceiling with recessed ceiling spotlights. Extractor fan. Radiator. Worktop space and full height cupboard. Space and plumbing for washing machine and tumble dryer. Larder unit. Door to cloakroom.

Cloakroom 4'0" x 6'4" (1.23m x 1.95m)



PVCu double glazed window to side aspect. Skimmed ceiling with recessed ceiling spotlights.

Fitted with close coupled toilet and wash hand basin with chrome mixer tap over and tiled splashback. Radiator. Extractor fan. Tiled floor.

First Floor Landing 11'1" x 6'10" (3.40m x 2.10m)



PVCu double glazed window to side elevation. Radiator. Loft access. Airing cupboard with hot water cylinder. Skimmed ceiling with recessed ceiling spotlights.



Bedroom One 10'1" x 11'10" (3.08m x 3.62m)



PVCu double glazed window to rear elevation. Radiator. Carpeted. Door to:

Ensuite 4'1" x 7'3" (1.27m x 2.21m)



Fitted with a three piece suite comprising oversize shower cubicle with tiled walls, glass door and thermostatic bar shower. Close coupled toilet and pedestal wash hand basin with chrome mixer tap over. Chrome heated towel rail. Skimmed ceiling with recessed ceiling spotlights and extractor fan.

Bedroom Two 9'1" x 10'7" (2.78m x 3.23m)



PVCu double glazed window to front elevation. Radiator. Carpeted.

Bedroom Three 7'5" x 6'11" (2.28m x 2.12m)



PVCu double glazed window to front elevation. Radiator. Tiled flooring.

Bathroom 7'6" x 5'9" (2.29m x 1.77m)



PVCu double glazed window to rear elevation. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and thermostatic bar shower with glass screen. Close coupled toilet and pedestal wash hand basin with chrome mixer tap over. Courtesy light with shaving point. Chrome heated towel rail. Skimmed ceiling with recessed ceiling spotlights. Tiled floor.



Front Garden



Large graveled driveway providing ample off road parking with vehicular access to the single garage and gated side access to the rear garden.

Rear Garden



A side gate leading to the rear garden which is mainly laid to lawn with patio seating area ideal for seating and entertaining. Enclosed with timber fencing with low level to the rear providing field views beyond. Outside security lighting and outside tap.



Integral Single Garage 17'7" x 8'11" (5.38m x 2.73m)

With up and over door. Power and light connected and double power sockets.

Property Postcode



For location purposes the postcode of this property is: PE12 0LR

Additional Information



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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Freehold with vacant possession on completion.
Heating: Air Source Heat Pump
Drainage: Treatment Plant

PLEASE NOTE:

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

Viewing

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.

Offers 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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

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 your funds from your solicitor.

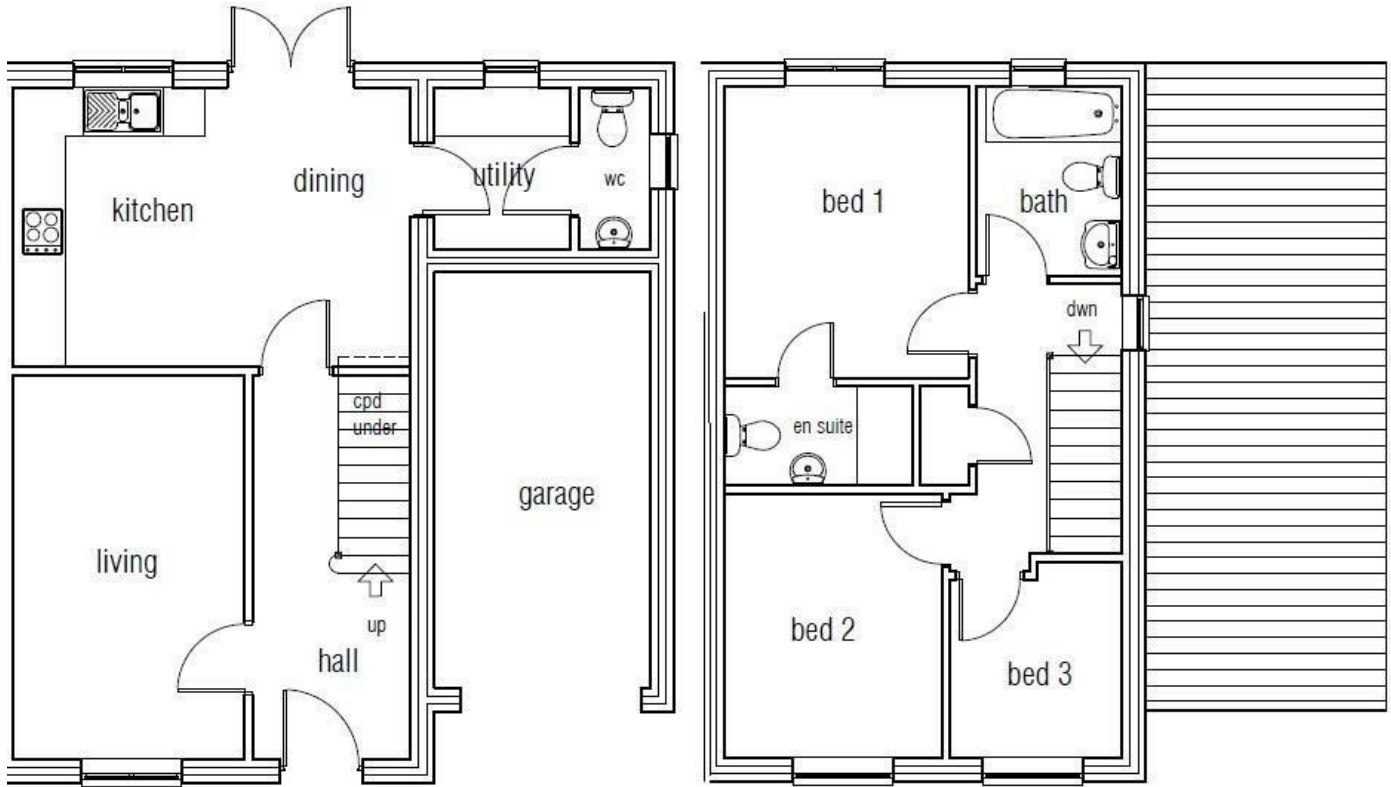
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Disclaimer

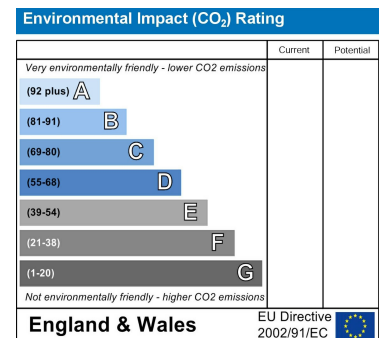
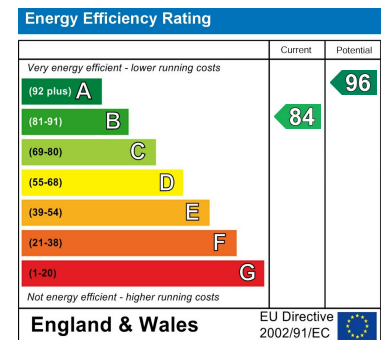
Floor Plan



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk www.arkpropertycentre.co.uk

