



**44 Broadgate, Weston, PE12 6HY**

**£220,000**

- Open field views to rear
- Ample off road parking and garage
- Detached chalet design property
- Two double bedrooms
- Spacious rooms throughout

- Great flowing layout
- Village location within walking distance of amenities
- Downstairs shower room
- Must view to be appreciated

Enjoy the perfect blend of comfort and style with this beautifully presented detached chalet, ideally positioned in the centre of Weston. Offering field views to the rear and ample space to the front leading to the garage, this home provides both tranquillity and convenience.

Step inside to discover a well designed, flowing layout that enhances natural light and creates a wonderful sense of space throughout.

Featuring two spacious bedrooms, generous living areas, and a bright, welcoming atmosphere, this chalet is perfect for those seeking a peaceful home in a desirable location.

Whether you're downsizing, investing, or searching for your forever home, this property ticks all the boxes, spacious, stylish, and superbly situated.

### Entrance Porch

UPVC door to front and window to rear. Door leading to Entrance Hall.

### Entrance Hall 6'7" x 7'10" (2.02m x 2.39m)



Stairs to first floor landing. Radiator. Wood effect flooring.

### Lounge 11'10" x 21'0" (3.63m x 6.42m)



UPVC window to front. Feature brick fireplace with wooden mantle, marble background and hearth and fireplace. Two radiators. Carpeted.

### Shower Room 5'3" x 7'8" (1.62m x 2.36m)



Two UPVC windows to rear. Fully tiled walls. Double shower cubicle with sliding glass shower screen. Pedestal wash hand basin. Illuminated mirror with integral shaver point. Toilet. Heated towel rail. Tiled flooring.

### Kitchen Diner 12'3" x 12'8" (3.74m x 3.87m)



UPVC window to rear. Matching range of base and eye level units with worktops over. One and a half bowl stainless steel sink with mixer tap. Built in electric oven and grill. Four ring gas hob. Space for fridge freezer. Space and plumbing for slimline dishwasher. Space and plumbing for washing machine. Worcester wall mounted mains gas boiler. Radiator. Understairs walk in pantry. Wood effect flooring.

**Utility Room / Breakfast room 11'4" x 7'5"  
(3.47m x 2.27m)**



UPVC window and door to rear. Radiator. Versatile room that could be used as a Utility area, study or dining room.

**First Floor Landing**

Doors to bedrooms.

**Bedroom 1 11'10" x 12'11" (3.63m x 3.96m)**



UPVC window to front. Radiator. Carpeted. Two built in eaves storage cupboards.

**Bedroom 2 9'4" x 12'11" (2.86m x 3.96m)**



UPVC window to rear. Loft access. Radiator. Carpeted. Two built in eaves storage cupboards.

**Outside**



The front garden is laid to lawn with established borders of plants and shrubs, enclosed by hedging and a concrete drive leading to the garage. Side gated access to the rear of the property.

The rear garden is enclosed by timber fencing. Lawn area with established extensive beds and borders of plants and shrubs with countryside views. Timber shed. Outside cold water tap.

**Garage 16'6" x 8'0" (5.04m x 2.45m)**

Up and over vehicular door. Power and light connected.

**Property Postcode**

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

**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: B

Annual charge: No

Property construction: Standard brick built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas 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.

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 - low. Rivers and the sea - medium. 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: D67

### **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.

### **Referral & Fee Disclosure**

We can also offer full Financial and Solicitor services.

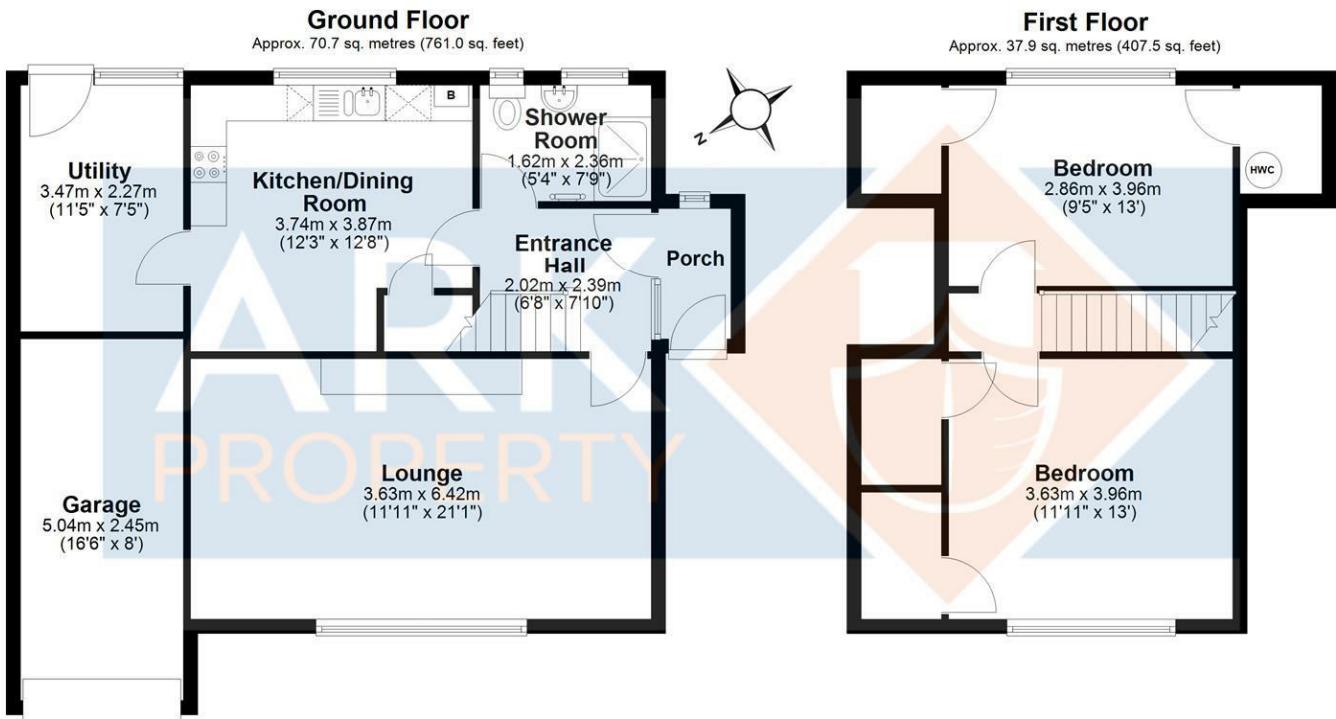
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service

and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### **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.

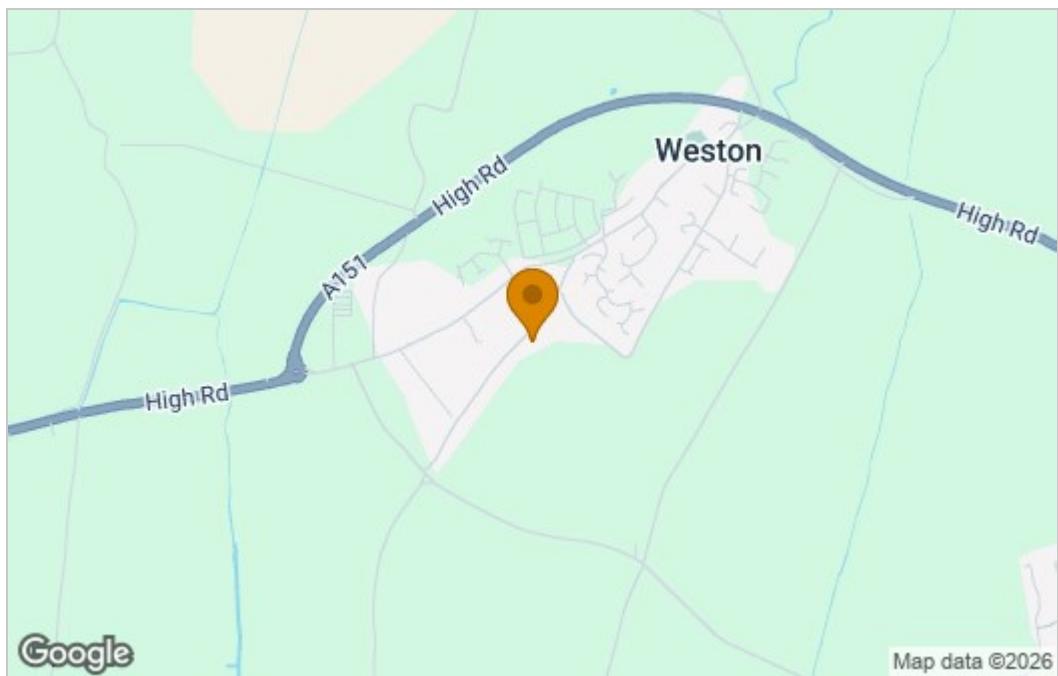
## Floor Plan



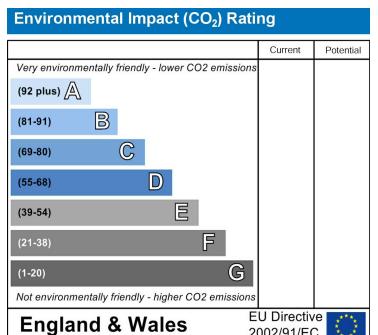
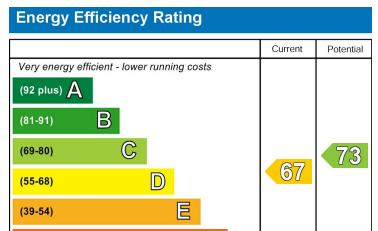
Total area: approx. 108.6 sq. metres (1168.5 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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