



365 Broadgate, Spalding, PE12 6DB

£299,995

Viewing is highly advised to appreciate the potential and space this bungalow has to offer! Spacious accommodation throughout, the property offers versatile living throughout. Being located in the village of Weston Hills close by to the A16 with road links to Spalding and Peterborough. The bungalow comprises of entrance hallway, living room, wet room, utility room, kitchen breakfast, bathroom, a further utility room, bedroom two, bedroom three/dining room with double doors opening to the garden room. Low maintenance front garden with paved driveway providing ample off road parking. Gated side access to rear garden. Enclosed rear garden, mainly being laid to lawn with paved area ideal for seating and entertaining.

Entrance Hall 10'3" x 36'11" (3.14 x 11.26)



PVCu double glazed entrance door and sidelights. Radiator. Carpeted. Loft access.

Bedroom One 12'2" x 11'1" (3.73 x 3.38)



PVCu double glazed bay window to front aspect. Coving to textured ceiling. Television point. Radiator.

Living Room 13'10" x 18'11" (4.23 x 5.78)



PVCu double glazed French Doors to garden. Coving to textured ceiling. Radiators. Electric fireplace. Carpeted.

Utility Room



Base and wall units with work surface over. Space for freestanding fridge freezer. Wall mounted oil boiler. Textured ceiling. Electric consumer unit.

Wet room 10'1" x 6'8" (3.09 x 2.05)



PVCu double glazed obscured window to front. Skimmed ceiling with LED recessed ceiling spotlights. Aqua boarding to all walls. Mains shower with waterfall head and hand held attachment. Close coupled toilet and basin set in vanity unit. Heated towel rail.

Utility room 10'3" x 8'3" (3.14 x 2.53)



PVCu double glazed window to side. Coving to textured ceiling. Fitted base and eye level units. Space for under counter appliances. Extractor fan. Sink with drainer and part tiled splashback.

Kitchen Breakfast 10'1" x 13'5" (3.08 x 4.09)



PVCu double glazed window to side. Fitted with a matching range of base and eye level units with breakfast peninsula. Space for electric cooker with four ring hob. Stainless steel extractor over. Space for freestanding fridge freezer. Space for dishwasher. Heated towel rail.

Rear Entrance Lobby 10'2" x 7'2" (3.12 x 2.20)



PVCu double glazed door to side. Coving to textured ceiling, radiator. Could be used as a study area. Airing cupboard.

Bathroom 8'5" x 6'2" (2.59 x 1.88)



PVCu window to side aspect. Extractor fan. Coving to textured ceiling. Low level toilet. Wash hand basin. Paneled bath with mixer tap and hand held shower attachment over. Corner shower cubicle with electric shower over. Chrome heated towel rail. Tiled flooring and part tiled walls.

Bedroom Two 10'0" x 9'10" (3.07 x 3.00)



PVCu double glazed window to rear aspect. Coving to textured ceiling. Radiator. Television point.

Bedroom Three/Dining Room 10'0" x 9'9" (3.07 x 2.98)



PVCu Sliding patio doors opening to the garden room. Wood effect flooring. Coving to textured ceiling.

Garden room 20'6" x 11'7" (6.25 x 3.54)



Timber frame construction with PVCu outer and insulated walls and solid roof. Radiators. Television point. Bifold doors opening to rear garden.

Exterior



Welcomed to a low maintenance front garden with a low level laurel hedge to the front. Tarmac and chippings providing off road parking for numerous vehicles. Side access to both sides of the bungalow. Gate to rear garden. Enclosed rear garden mainly laid to lawn with paved area ideal for seating and entertaining. Summer house, outside lighting, outside power points and water tap.

Property Postcode

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

Council Tax Band: C

Additional Information



Freehold with vacant possession on completion.

Oil Heating

Mains Drainage

Council Tax Band: C

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.

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.

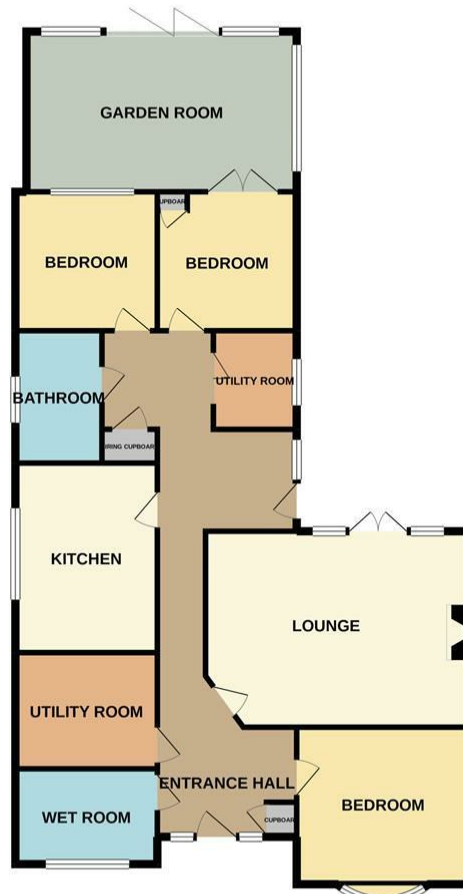
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Floor Plan

FLOOR PLAN
1456 sq.ft. (135.3 sq.m.) approx.



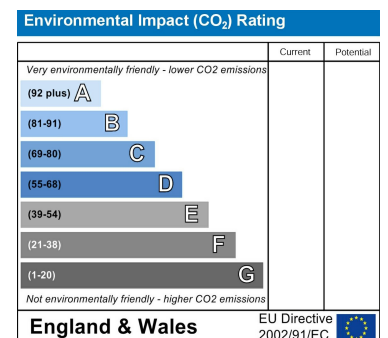
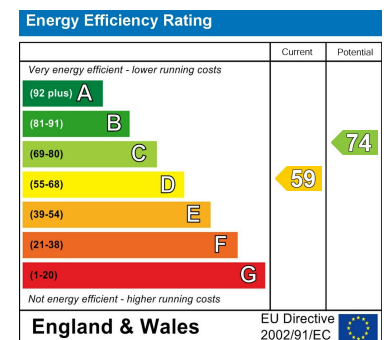
TOTAL FLOOR AREA: 1456 sq.ft. (135.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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