



522 Broadgate, Spalding, PE12 6DA

£200,000

Nestled in the quaint village of Weston Hills, just a stone's throw from the market town of Spalding, this spacious bungalow awaits its next owner to unleash its full potential. Boasting ample off-road parking and a secluded garden, this property offers the perfect canvas for creating a personalized haven. Whether you're seeking a tranquil retreat or a cozy family home, this blank slate is ready to fulfill your dreams. Book your viewing today or risk missing out on this gem.

Entrance Porch

Upvc door to side aspect with glazed side panels. Carpeted.

Entrance Hallway



Wooden flooring. Door to side aspect with glazed side panels. Loft access.

Living Room 14'4" x 10'10" (4.38 x 3.32)



Two Upvc windows to side aspect. Upvc window to front. Radiator. Carpeted. Fireplace with brick surround and inset log burner.

Kitchen Diner 13'3" x 10'10" (4.05 x 3.32)



Upvc window to front aspect. Matching base and wall units with work surface over. Sink drainer. Freestanding oven with hob and extractor over. Tiled walls. Storage cupboards. Vinyl flooring. Side door.

Utility Room 11'0" x 4'11" (3.36 x 1.50)



Upvc window to front and side aspect. Upvc door to rear aspect. Stainless steel sink drainer. Space and plumbing for washing machine. Wall mounted boiler.

Bathroom 7'1" x 5'4" (2.16 x 1.63)



Upvc window to side aspect. Tiled flooring. Tiled walls. Heated towel rail. Wash hand basin. P-shape bath with shower over. Extractor fan.

Bedroom One 12'7" x 10'11" (3.85 x 3.33)



Upvc window to rear aspect. Radiator. Carpeted.

Bedroom Two 11'8" x 10'10" (3.57 x 3.32)



Upvc window to rear aspect. Radiator. Carpeted.

Garage

Power and lighting. Up and over single garage door to the front.

Front Garden



Rear Garden



Property Postcode

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

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: E

COUNCIL TAX BAND: B

HEATING: LPG heating

DRAINAGE: Mains

PLEASE NOTE:

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

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

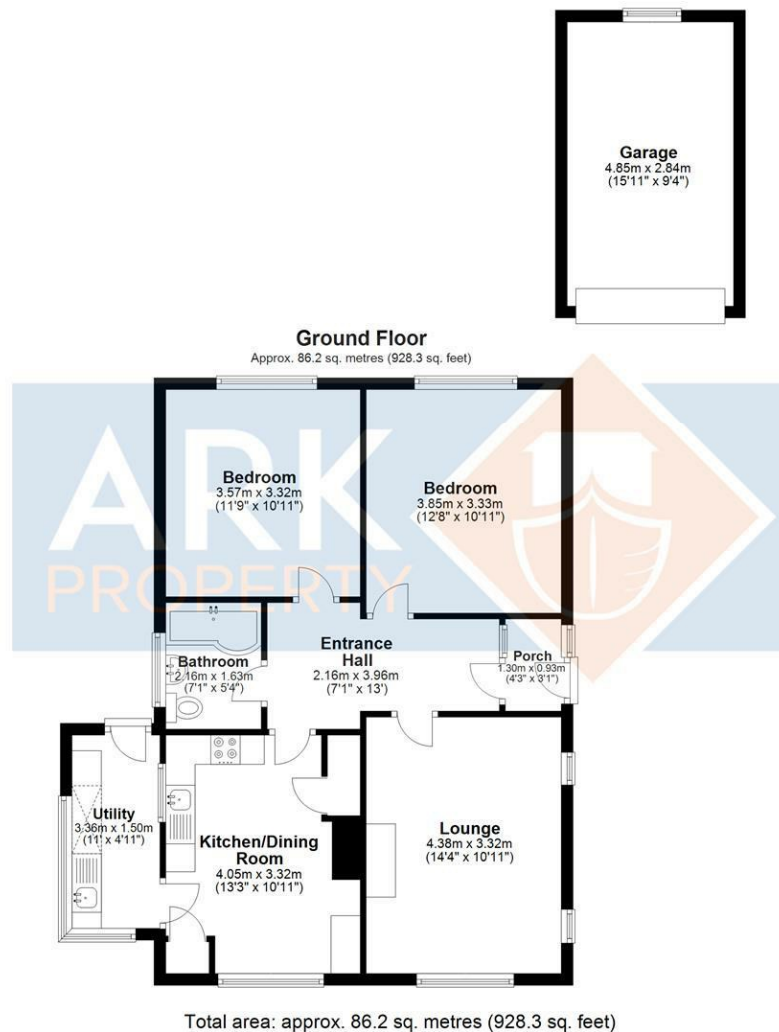
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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Disclaimer

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Floor Plan



Area Map



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Energy Efficiency Graph

