



313a Broadgate, Weston Hills, PE12 6DF

£385,000

A well proportioned four bedroom detached family home, situated in the popular village of Weston Hills and in close proximity to the Primary School. The property benefits from spacious living accommodation throughout, ample off road parking with single garage and good sized rear garden. Accommodation comprises entrance hallway, living room, kitchen diner, utility room and cloakroom.

The first floor offers, bedroom one with en-suite, three further bedrooms and family bathroom. Benefiting from both air source heating and recent solar panel installation with battery storage this property boasts an impressive EPC rating!

A viewing is highly advised, call today to get your viewing booked in!

Entrance Hallway 14'0" x 6'2" (4.27 x 1.88)

Composite entrance door to front aspect. Tiled flooring with under floor heating. Skimmed ceiling. Stairs to first floor landing. Integral door to garage.

Living Room 16'4" x 15'5" (5.00 x 4.70)

Upvc window to front aspect. Skimmed ceiling. Carpeted with under floor heating.

Kitchen Diner 18'4" x 13'2" (5.61 x 4.03)

Upvc window and french doors opening to rear garden. Modern base and wall units with work surface over. Five ring induction hob with Smeg extractor hood over. One and a half bowl composite sink with drainer and stainless steel mixer tap and drinking water tap over. Metro tiled splashback. Twin Smeg combination oven and grills. Integrated Smeg dishwasher. Space and plumbing for American style fridge freezer. Under cabinet lighting. Tiled flooring with under floor heating. Skimmed ceiling. Recessed spot lighting.

**Utility Room 10'8" x 6'2" (3.27 x 1.90)**

Upvc window to rear aspect. Base units with worksurface over. Composite sink with drainer. Space and plumbing (hot and cold feed) for washing machine and tumble dryer. Metro tiled splashback. Tiled flooring with under floor heating. Wall mounted boiler. Extractor fan. Built in storage cupboard with shelving and under floor heating controls. Composite door to side. Door to cloakroom.

Cloakroom 3'2" x 6'11" (0.98 x 2.13)

Upvc window to side aspect. Toilet. Wash hand basin set in vanity with cupboard beneath. Wall mounted illuminated mirror with demist function. Heated towel rail. Tiled flooring with under floor heating. Part metro tiled splashback.

First Floor Landing 19'9" x 6'10" (6.04 x 2.10)



Upvc window to front elevation. Loft access with fitted loft ladder, loft fully boarded. Built in airing cupboard with hot water cylinder. Doors to bedrooms and bathroom.

Bedroom One 14'0" x 11'8" (4.28 x 3.58)



Upvc window to front elevation. Skimmed ceiling. Radiator. Door to en-suite.

En-Suite 4'2" x 8'8" (1.28 x 2.66)



Upvc window to side elevation. Skimmed ceiling with recessed ceiling spot lights and extractor fan. Fully tiled walls. Heated towel rail. Vinyl flooring. Fitted with a three piece suite comprising oversize shower cubicle with thermostatic bar shower, close coupled toilet and wash hand basin set in vanity. Wall mounted illuminated mirror with de mist function.

Bedroom Two 9'10" x 12'7" (3.02 x 3.85)



Upvc window to front elevation. Skimmed ceiling. Radiator. Built in wardrobe with fitted shelving and hanging rail.

Bedroom Three 11'5" x 9'10" (3.48 x 3.01)



Upvc window to rear elevation. Skimmed ceiling. Radiator. Built in wardrobe with fitted shelving and hanging rail.

Bedroom Four 11'6" x 10'4" (3.52 x 3.16)

Upvc window to rear elevation. Skimmed ceiling. Radiator. Currently used as a dressing room and fully fitted out with hanging space, drawers and shelving.

Bathroom 6'8" x 7'9" (2.05 x 2.38)

Upvc window to rear elevation. Coving to skimmed ceiling with recessed ceiling spot lights. Full height tiling to all walls. Extractor fan. Vinyl flooring. Fitted with three piece suite comprising panel bath with wall mounted controls. Wash hand basin with mixer tap over set in vanity unit. Close coupled toilet. Heated towel rail.

Front Garden

Large gravelled driveway providing ample off road parking with vehicular access to the single garage. Block paved path leading with gated side access to either side of the property, leading to the rear garden.

Rear Garden

A well maintained and established rear garden, with block paving ideal for seating and entertaining. Lawn area with a featured path leading to a further seating area and a timber built BBQ hut. Outside water tap, sockets and lighting. External air source heat pump and water softener.

BBQ Hut**Property Postcode**

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

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: B

COUNCIL TAX BAND: D

HEATING: Air source heat pump

The property benefits from a recent solar panel installation with battery storage.

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.

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.

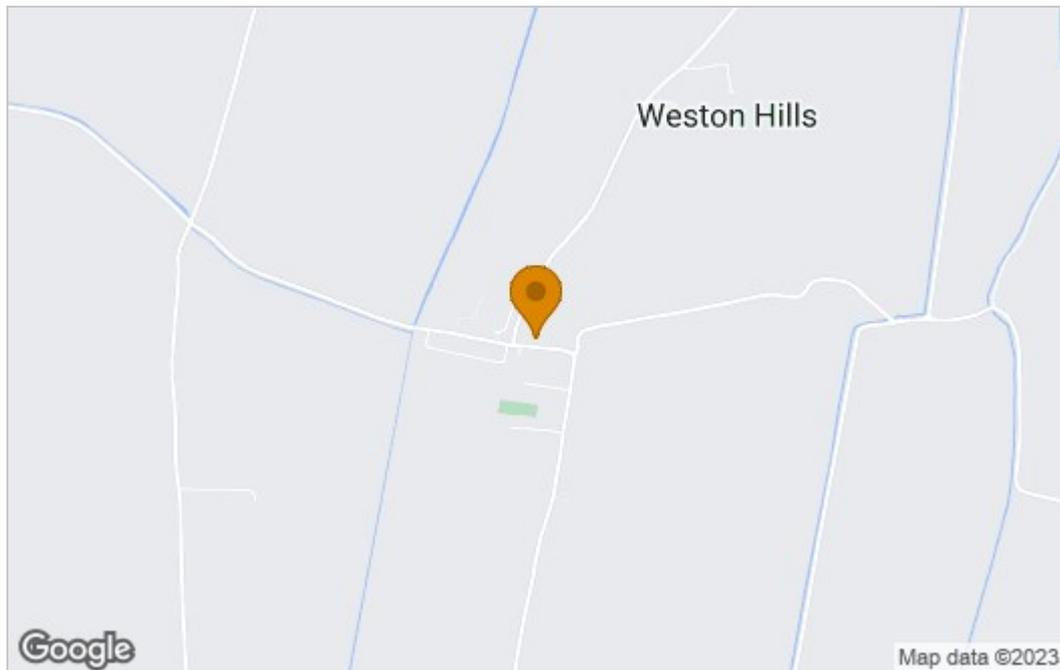
Scan Here For Video Tour



Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 95 |
| (81-91) B | | 86 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

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

