ARK PROPERTY

520 Broadgate, Weston Hills, PE12 6DA

£275,000

- Landscaped rear garden
- Field views to rear
- Horseshoe driveway
- Spacious versatile rooms
- Nice flowing layout
- 3/4 Bedrooms
- Modernised wet room
- Semi rural village location
- No chain
- Register with Ark for any future listings

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Spacious and Versatile 3/4 Bedroom Detached Bungalow in the Popular Semi-Rural Village of Weston Hills

Situated in the highly sought-after semi-rural village of Weston Hills, this spacious and versatile detached bungalow offers a wonderful sense of space and a well-designed flowing layout throughout.

The property boasts three generous bedrooms, with the flexibility to create a fourth bedroom if desired, a tidy fitted kitchen, a modern wet room, and two welcoming reception rooms, providing plenty of space for both family living and entertaining.

A particular highlight of this lovely home is the beautifully landscaped rear garden, which creates a peaceful and attractive outdoor retreat and truly sets the property apart. To the front, the bungalow enjoys excellent kerb appeal, complemented by a horseshoe driveway providing ample off-road parking and leading to a single garage.

Offered to the market with no onward chain, this delightful bungalow presents an excellent opportunity for buyers seeking spacious, flexible accommodation in a desirable village location.

Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Entrance Porch 3'7" x 8'2" (1.10m x 2.50m)

Door and window to front. Door leading to entrance hall.

Entrance Hall 9'6" x 10'9" (2.90m x 3.29m)

Built in storage cupboards. Radiator. Carpeted.

Lounge 16'0" x 11'10" (4.89m x 3.63m)

Window to front. Radiator. Feature fireplace with surround. Carpeted.

Kitchen 10'4" x 9'2" (3.15m x 2.81m)

Window to front. Matching base and eye level units with work surfaces over. Electric hob with extractor over. Oven and grill under. Sink unit with mixer tap. Built in fridge. Built in dishwasher. Boiler.

Utility Room 12'0" x 4'8" (3.67m x 1.43m)

Window to side. Radiator. Space and plumbing for washing machine and tumble dryer. Worktop space.

Cloakroom

Window to side. Toilet. Wash hand basin set in vanity unit. Tiled splash back. Heated towel rail.

Wet Room 5'9" x 8'2" (1.77m x 2.50m)

Window to side. Shower unit. Wash hand basin. Fully tiled walls. Tiled flooring. Extractor fan.

Dining Room/Bedroom 12'0" x 12'0" (3.67m x 3.67m)

Sliding patio doors to rear. Window to side. Fitted bookcase. Radiator. Tiled flooring.

Bedroom 1 15'3" x 10'0" (4.65m x 3.07m)

Window to rear. Built in wardrobes. Radiator. Carpeted.

Bedroom 2 11'10" x 9'3" (3.63m x 2.84m)

Window to rear. Built in cupboards. Radiator. Carpeted.

Bedroom 3 6'10" x 10'9" (2.10m x 3.29m)

Window to rear. Built in desk and cupboards. Radiator.

Outside

The property has a gravel driveway to the front giving off road parking, leading to the single garage. Lawn area.
The rear garden is enclosed by timber fencing. Lawn area. Patio seating area.

Garage 16'0" x 8'11" (4.89m x 2.73m)

Vehicular door to front. Pedestrian door to front. Power and light connected.

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

Additional Information
PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Some rooms as have been staged with AI to showcase how the rooms can be dressed.

Anti-money Laundering (AML) Checks
If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information
Tenure: Freehold
Council tax band: B
Annual charge: No
Property construction: Brick built
Electricity supply: Eon
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Oil 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: Not aware of any
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: Hand rails by the front door
Coalfield or mining area: No
Energy Performance rating: D56

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

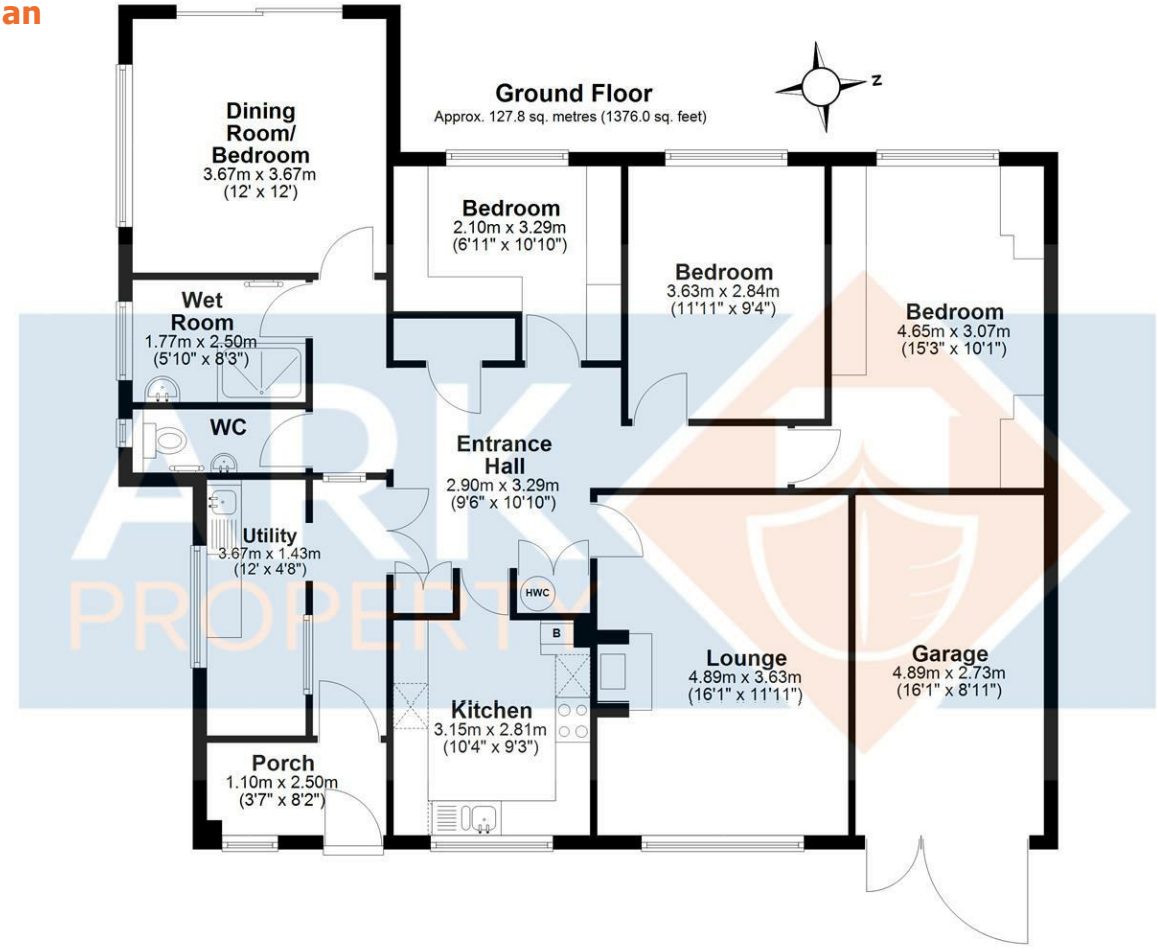
services.

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

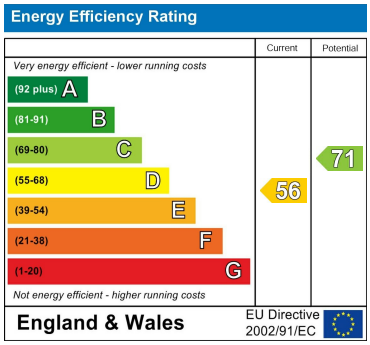


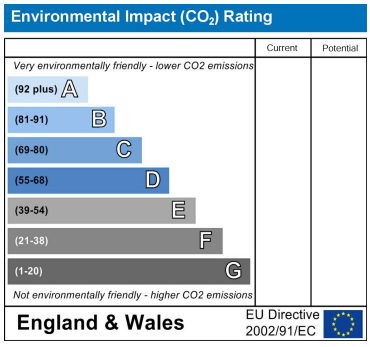
Total area: approx. 127.8 sq. metres (1376.0 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map

Energy Efficiency Graph





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