



## **365 Broadgate, Weston Hills, PE12 6DB**

**£289,995**

Ark Property Centre are delighted to offer for sale this detached bungalow in Weston Hills. Offering spacious and flexible accommodation throughout and internally comprising entrance hall with study area, lounge, kitchen breakfast room, dining room, utility room, three bedrooms plus bathroom and shower room. Externally there is off road parking to the front of the property and a generous rear garden with field views beyond! Contact Ark for more information.

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



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

**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.



**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.

**Bedroom Two 10'4" x 7'11" (3.16m x 2.42m)**



PVCu double glazed window to side, coving to ceiling, full height built in cupboard with wall mounted oil fired central heating boiler.

**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 bar. Space for electric cooker with four ring hob. Stainless steel extractor over. Space for freestanding fridge freezer. Radiator.



**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.



**Bedroom Three 10'0" x 9'10" (3.07 x 3.00)**



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



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

**Dining Room 10'0" x 9'9" (3.07 x 2.98)**



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.

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.

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.



**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.

**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.

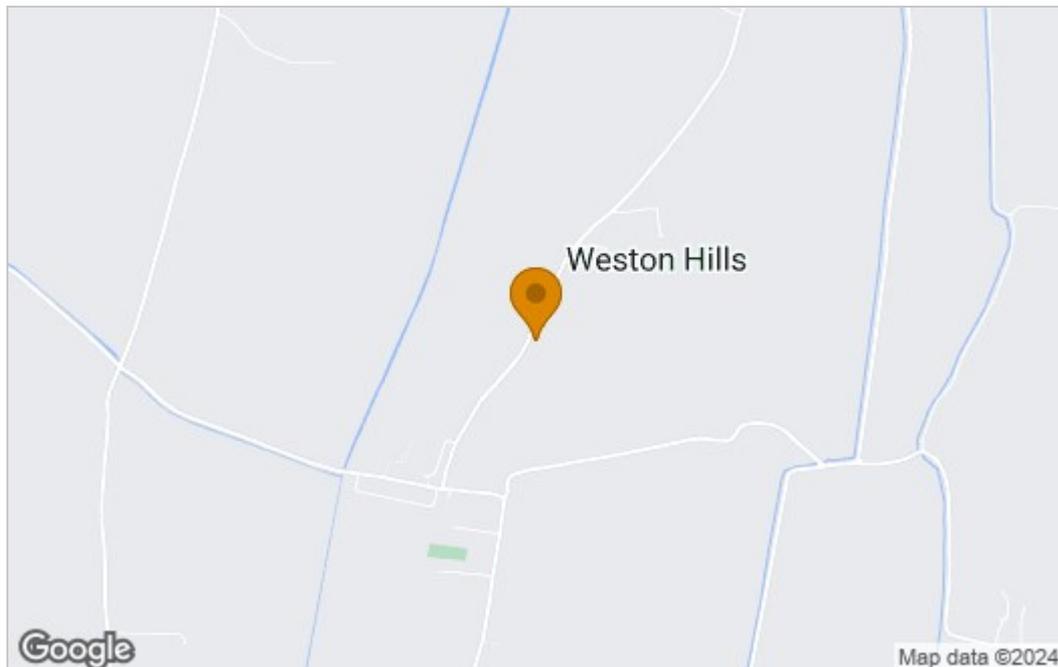
### **Disclaimer**

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.

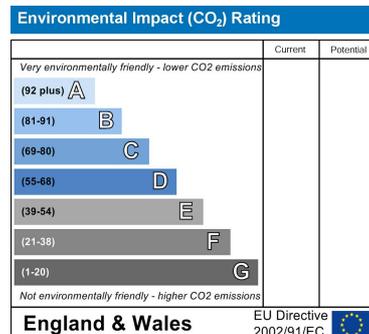
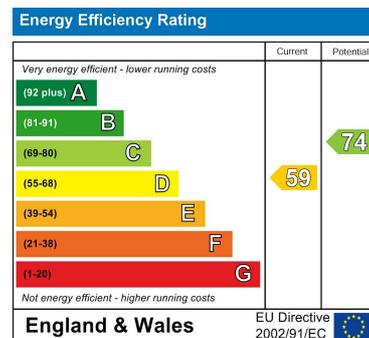
### Floor Plan



### Area Map



### Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

