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Silver Acorns, 37 Broadgate, Weston PE12 6HY

Guide Price £469,995 Freehold

- Spacious Accommodation
- Double Garage
- Superbly Presented
- Gas Central Heating
- Mature Rear Gardens

Superbly presented executive detached residence situated in the popular village location of Weston. The accommodation briefly comprising of entrance hallway, lounge, dining room, kitchen breakfast room, conservatory, utility room, cloakroom, four double bedrooms, master en-suite and family bathroom. The property benefits from double garage and extensive off road parking, full UPVC double glazed windows and doors. Mature gardens to the front and rear. Must view to appreciate what the property has to offer.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



The front of the property is approached over an extensive gravel driveway, providing ample parking and leads to the detached double garage. Block paved pathways lead to gated access to either side of the property, which leads to the mature well appointed rear garden. Open porch with outdoor light and doorbell, leading to UPVC obscured double glazed door to front elevation and obscured UPVC double glazed window to side elevation.

ENTRANCE HALLWAY

7' 6" x 16' 8" (2.29m x 5.09m) Textured and coved ceiling with inset down lighters, smoke alarm. Part wood paneling to walls, double radiator, alarm sensor control and heating thermostat. Stairs leading off to first floor galleried landing. Solid oak door leading into lounge.



LOUNGE

12' 7" x 15' 11" (3.86m x 4.87m) UPVC double glazed bay window to front elevation, textured and coved ceiling with decorative architrave and ceiling rose with centre light point 4 x double wall lights and 2 x uplifter lights, 2 x double radiators and TV point. Marble fireplace with marble inset and marble hearth with fitted coal effect gas fire. Dimmer switches.



DINING ROOM

11' 8" x 17' 9" (3.57m x 5.43m) UPVC double glazed window to front elevation, textured and coved ceiling with decorative architrave and decorative ceiling rose, 2 x double radiators, BT point, TV point, 2 x double wall lights, 2 x uplifter wall lights, 1 x picture light. Ornate fireplace with marble insert, marble hearth and fitted coal effect gas fire. Double oak glazed doors leading from dining room into kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

9' 8" x 22' 11" (2.95m x 6.99m) UPVC double glazed window to rear elevation, UPVC double glazed sliding patio doors to rear elevation leading into the conservatory. Textured and coved ceiling in inset LED lighting and further strip lighting, 2 x single wall lights, alarm sensor control, 2 x double radiator and BT point. Fitted with a wide range of base and eye level units with preparation surfaces over tiled splash backs with one and a quarter fitted enamel sink with mixer tap over, integrated fridge, integrated Bosch dishwasher, integrated NEFF 4 gas ring stainless steel hob with built in canopy extractor hood over, integrated NEFF fan assisted oven. Vinyl floor covering throughout the kitchen/breakfast room. Oak door into utility room.



UTILITY ROOM

9' 8" x 9' 4" (2.96m x 2.86m) Obscured UPVC double glazed door to rear elevation and obscured UPVC double glazed window to the rear elevation. Textured and coved ceiling with centre spotlight light fitment and vinyl floor covering. Fitted with a range of base and eye level draw units with insert stainless steel sink with taps. Electric consumer unit board. Fitted cupboard with fitted wall mounted Worcester Bosch boiler and plumbing and space for washing machine and fridge freezer. Single radiator. Solid oak door leading back into lounge.



CLOAKROOM

2' 11" x 6' 2" (0.9m x 1.90m) Textured and coved ceiling with centre light point, obscured UPVC double glazed window to side elevation, vinyl floor covering, single radiator. Fitted with two piece suite comprising low level WC, pedestal wash hand basin with taps and tiled splash backs.

CONSERVATORY

11' 0" x 14' 2" (3.37m x 4.33m) Of brick construction and UPVC double glazed windows to both side elevations and UPVC double glazed French doors to rear elevation with matching side panels. Heat resistant polycarbonate roof with centre fan lighting. 2 x double radiators and fitted laminated flooring.



FIRST FLOOR GALLERIED LANDING

11' 9" x 11' 1" (3.59m x 3.4m) Textured and coved ceiling with inset downlighters, loft access, smoke alarm and single radiator.

MASTER BEDROOM

12' 8" x 16' 0" (3.88m x 4.9m) UPVC double glazed window to front elevation, textured and coved ceiling with recessed lighting downlighters, 2 x double radiators and TV point. Fitted wardrobes into recess. 1 x double wardrobe, 3 x single wardrobes and further double doors leading into the master en-suite.

MASTER EN-SUITE

8' 0" x 10' 9" (2.44m x 3.29m) UPVC obscured double glazed window to front elevation, textured and coved ceiling with inset LED downlighters, extractor fan, centre light point. Part tiled walls, double radiator, fitted with three piece suite comprising low level WC, pedestal wash hand basin with taps, stainless steel heated towel rail, fully tiled shower enclosure with fitted thermostatic shower over with glass sliding doors.

BEDROOM 2

10' 8" x 13' 8" (3.27m x 4.19m) UPVC double glazed window to front elevation, textured and coved ceiling with centre light point, double radiator.

BEDROOM 3

10' 9" x 13' 5" (3.29m x 4.10m) UPVC double glazed window to rear elevation, textured and coved ceiling with centre light point, double radiator.

Storage cupboard off housing hot water cylinder with slatted shelving.

BEDROOM 4

9' 4" x 9' 9" (2.86m x 2.98m) UPVC double glazed window to rear elevation, textured and coved ceiling with centre light point and double radiator.

FAMILY BATHROOM

6' 5" x 13' 8" (1.98m x 4.17m) Obscured UPVC double glazed window to rear elevation, textured and coved ceiling with centre light point, inset LED lighting, extractor fan, part tiled walls fitted with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splash backs and part tiling to bath area with fitted taps and fully tiled shower enclosure with glass sliding doors and fitted thermostatic shower over, double radiator, stainless steel fitted heated towel rail.





DETACHED DOUBLE GARAGE

18' 3" x 18' 3" (5.58m x 5.57m) 2 x up and over doors to front elevation, recess ceiling with further storage above and loft hatch. Various power points and strip lighting. Separate electric consumer unit board for garage.

OUTSIDE

To the front of the property there is extensive outdoor lighting.

REAR GARDEN

Flagstone tiled patio area, outdoor lighting lantern lighting, 2 x outdoor taps, further paved pathways to side access gate. Leading to extensive patio area with wooden garden shed. Garden predominately laid to lawn with a wide range of mature shrub and tree borders. Raised decking area leading off conservatory for evening dining. The side of the property is paved pathways to the front elevation.

DIRECTIONS

Please follow out towards Holbeach Road reaching Baytree Roundabout. Go straight over at the roundabout and follow through the village of Weston taking a right hand turn into Broadgate where the property is located on the right hand side.









Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error or omission in the information. This plan shall not be used for any purpose other than that for which it was intended and should be used as a guide only. No guarantee or warranty can be given as to the accuracy or efficiency of any services shown on the plan. Please refer to the relevant documents for further information.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX Band D

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

Ref: S10889

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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