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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



28 Broadgate, Weston Hills PE12 6DQ

GUIDE PRICE - £225,000 Freehold

- Total Site 0.96 Acres (STS)
- Rural Location with Open Views to all Sides
- Requires Refurbishment/Modernisation
- No Chain
- 3 Bedrooms

CASH BUYERS ONLY Please note viewings on this property will be arranged on a block basis due to likely demand (dates and times to be confirmed). Exciting opportunity to acquire a 3 bedroom detached cottage superbly located in a rural location with open views to all sides. Accommodation comprising 2 reception rooms, kitchen, doakroom, 3 bedrooms and bathroom. Driveway, mature gardens to the front and rear. Requires refurbishment/modernisation. **NO CHAIN.**

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



ACCOMMODATION

Solid wooden front door leading into:

ENTRANCE LOBBY

3' 0" x 4' 1" (0.92m x 1.27m) Under stairs storage cupboard with shelving, solid wooden door off into:

RECEPTION ROOM 1

13' 5" x 12' 5" (4.09m x 3.79m) UPVC double glazed window to the front elevation, 2 double wall lights, tiled open fireplace, TV point, step down into:

INNER LOBBY

5' 10" x 6' 11" (1.78m x 2.13m) Wooden glazed window to the rear elevation, skimmed ceiling, storage cupboard off housing hot water cylinder, door into:



BATHROOM

7' 0" x 6' 10" (2.15m x 2.1m) Wooden glazed window to the rear elevation, skimmed ceiling, storage cupboard off, fitted with a three piece suite comprising low level WC, pedestal wash hand basin, bath with tiled splashbacks.

From the Inner Lobby a door leads into:

KITCHEN

7' 6" x 15' 5" (2.3m x 4.70m) Wooden glazed window to the rear elevation, fitted with a range of base units, stainless steel sink and taps, door to:

RECEPTION ROOM 2

11' 7" x 12' 4" (3.54m x 3.78m) UPVC double glazed window to the front elevation, coved ceiling, centre light point, fitted storage cupboard into recess, tiled open fireplace, further under stairs storage cupboard.

From the Kitchen a door off leading to the staircase which rises to:

OPEN LANDING

6' 10" x 18' 9" (2.1m x 5.72m) Could be used as another bedroom. Wooden glazed window to the rear elevation, sloping ceiling, light point.

BEDROOM 1

12' 8" x 18' 3" (3.88m x 5.57m) Wooden glazed window to the front elevation, centre light point.

BEDROOM 2

12' 8" x 13' 9" (3.88m x 4.20m) Wooden glazed window to the front elevation, centre light point, storage cupboard, door to:

BEDROOM 3

6' 10" x 13' 3" (2.1m x 4.05m) Wooden glazed window to the rear elevation, sloping ceiling, centre light point.

EXTERNAL

Driveway to the front with garden mainly laid to lawn with a wide range of mature shrub and tree borders.

There is a wooden garage to the side of the property.

There is a piece of land to the side of the property approximately a quarter of an acre (STS) which will be included in the sale.

The rear garden is predominantly laid to lawn with a wide range of mature shrubs and trees and garden shed. Brick built outbuildings.

DIRECTIONS

From the High Bridge in the centre of Spalding proceed along Church Street, veering left into Halmergate and then continue to the mini roundabout near the Birds Public House, taking the third exit on to Low Road. At the next roundabout take the second exit and proceed to Weston Hills. Turn right at the cross roads into Broadgate and continue into the village, past the village hall on the left. Veer left and then round the corner passing Honey Pots Day Nursery and the property is located on the right hand side after a short distance identified by our For Sale Board.

AMENITIES

Within the village there is a primary school and a public house. The well served Georgian market town of Spalding is approximately 2.5 miles distant offering a wide range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 17 miles to the south of the property offering a fast train link with London's Kings Cross minimum journey time 50 minutes.



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	

TENURE

Freehold

SERVICES

COUNCIL TAX BAND

Band A

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 they are present or in working order. Buyers must check these.

Ref: S10915

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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