

EST 1770



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Greylands, 639 Broadgate, Weston Hills PE12 6DP

£462,500 Freehold

- Set on Three Quarters of an Acre (STS)
- Garage, Off-Road Parking
- 70ft Fully Insulated Barn with Utilities and Separate Kitchen
- Spacious Detached 3 Bedroom Bungalow
- Semi-Rural Location

3 bedroom detached bungalow set on plot of three quarters of an acre (STS) **together with a large 70ft fully insulated barn currently used as a cattery.** Multiple off-road parking and garage. Semi-rural village location situated 3 miles from Spalding town. Great potential for a variety of uses, subject to planning permission.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Obscure UPVC double glazed door leading into:

ENTRANCE/UTILITY ROOM

8' 4" x 16' 4" (2.55m x 5.0m) Wooden glazed door to the side elevation, wooden glazed window to the rear elevation, skimmed ceiling, strip lighting, fitted worktop, base unit, plumbing and space for washing machine, space for tumble dryer, floor mounted Boulter oil fired boiler, double radiator, door into Garage, door into:

CLOAKROOM

3' 1" x 6' 0" (0.95m x 1.84m) Obscure wooden glazed window to the front elevation, skimmed ceiling, centre light point, vinyl floor covering, fitted with a two piece suite comprising low level WC and wash hand basin.

From the Utility Room a door leads into:



KITCHEN DINER

10' 6" x 18' 11" (3.21m x 5.79m) UPVC double glazed window to the rear and side elevations, UPVC double glazed sliding patio doors to the rear elevation, coved ceiling with strip light, fan light and centre light point, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, stainless steel sink with mixer tap, plumbing and space for electric cooker, tiled flooring, double radiator, telephone point, wide range of storage cupboards, cupboard housing hot water cylinder with slatted shelving, door to:



MAIN HALLWAY

6' 8" x 16' 9" (2.04m x 5.11m) Coved and textured ceiling, centre light point, access to loft space, radiator, obscure glazed door to the front elevation leading into:

ENTRANCE PORCH

5' 10" x 6' 6" (1.80m x 2.0m) Obscure UPVC double glazed door to the front elevation with matching obscure glazed panels to both sides, UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator.

From the Entrance Hallway door leads into:



FORMAL LOUNGE

11' 10" x 18' 4" (3.63m x 5.59m) UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, 2 radiators, skimmed and coved ceiling, decorative ceiling rose and centre light point, feature brick fireplace with wooden mantle and open fire and grate, TV point.

From the Entrance Hallway a door leads into:

BEDROOM 1

12' 0" x 12' 0" (3.66m x 3.68m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, TV point.



BEDROOM 3

7' 1" x 11' 4" (2.16m x 3.47m) UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, radiator, TV point, built-in wardrobe with hanging rail and shelving, fitted louvre doors.

BEDROOM 2

10' 2" x 9' 4" (3.11m x 2.87m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, TV point, radiator.



FAMILY BATHROOM

5' 7" x 6' 7" (1.72m x 2.03m) Obscure UPVC double glazed window to the rear elevation, textured ceiling, centre light point, vinyl floor covering, tiled walls, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin, bath with taps with fitted Mira power shower over.



EXTERIOR

Hedge boundary to the front with opening into extensive gravelled driveway with turning bay, further gravelled driveway leading to the rear. There is a lawned area to the side with a wide range of mature shrubs and trees, glasshouse. To the other side the garden is mainly laid to lawn with a wide range of shrub and trees.

REAR GARDEN

Patio area, mainly laid to lawn with a wide range of mature shrubs and trees. Openings to the Kennels.

BRICK BUILT STORAGE SHED

10' 7" x 20' 1" (3.23m x 6.13m) With power and lighting.

To the rear there is glasshouse.

Double doors leading into:

70FT BARN

Currently used as kennels.

SEPARATE RECEPTION AREA

12' 11" x 11' 8" (3.94m x 3.57m) Internet connection, power and lighting. Door into:

FURTHER OFFICE/STORE

9' 6" x 11' 3" (2.91m x 3.45m)

Obscure UPVC double glazed door with further obscure glazing leading into:

MAIN BARN

Full electrics, lighting.

The first area is separated off with 12 kennels.

Obscure double doors leading into:

Further area with 12 kennels, portioned off there is:

CAT KITCHEN

7' 2" x 12' 3" (2.2m x 3.75m) Fitted with a wide range of base and eye level units with worktops over, built-in fridge freezer, plumbing and space for washing machine, marble worktop with inset one and a half bowl sink with mixer tap and heated water tap.

REAR ENTRANCE

Obscure UPVC double door.

External socket, outdoor covered cattery area with wooden built play areas and further kennelling.



DIRECTIONS

Proceed out of Spalding in an easterly direction along the Holbeach Road and at the main A16 roundabout take the third exit on to the A16 southbound and then at the next roundabout take the first exit and proceed without deviation to Weston Hills. In the centre of the village turn left into Broadgate and the property is situated on the right hand side.

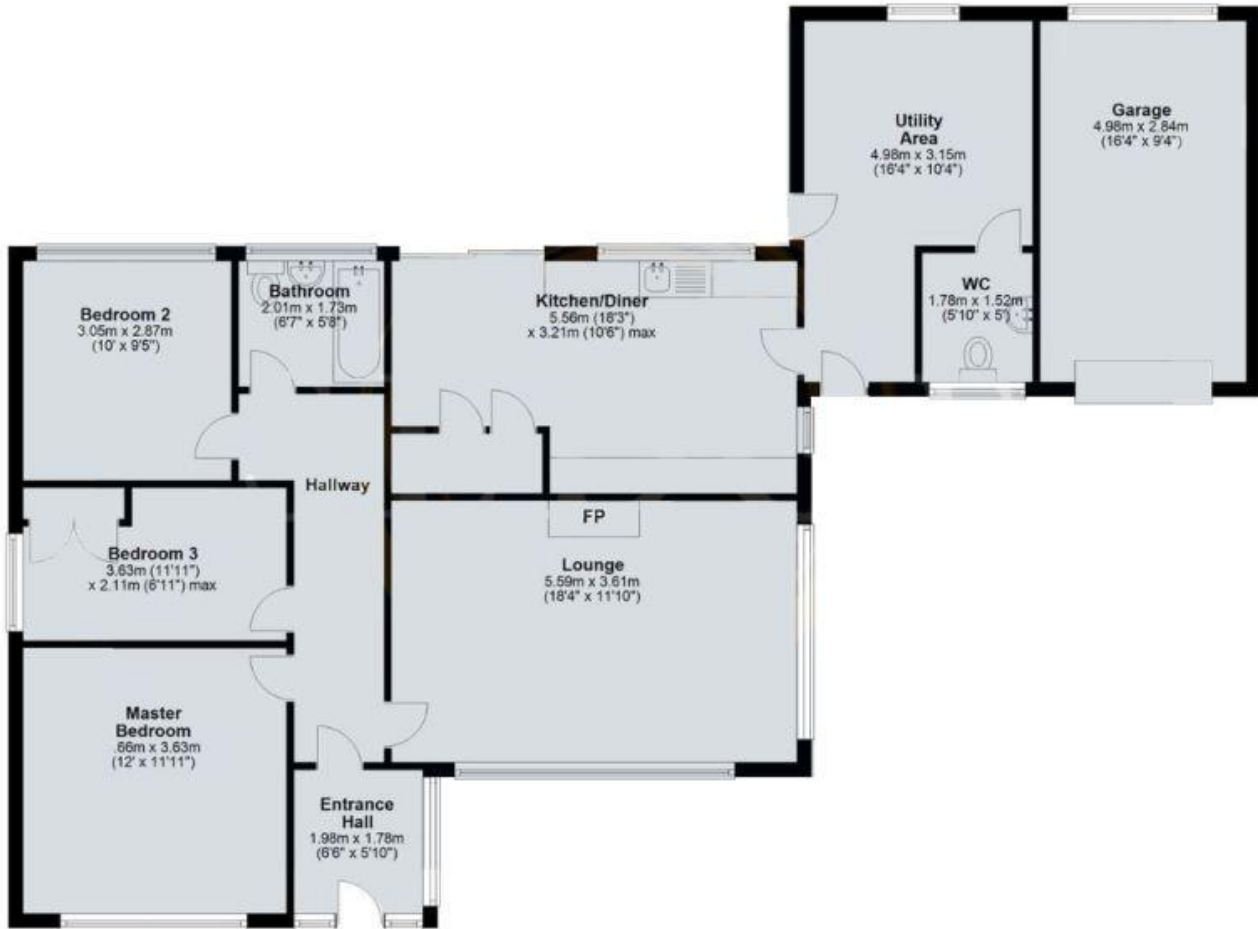
AMENITIES

Weston Hills has a public house and a primary school. The thriving market town of Spalding is under 3 miles from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Convenient access to the A16 for onwards access to Boston to the north and Peterborough to the south.



Ground Floor

Approx. 115.7 sq. metres (1245.3 sq. feet)



Total area: approx. 115.7 sq. metres (1245.3 sq. feet)

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 46 E | |
| 21-38 | F | | |
| 1-20 | G | | |

TENURE Freehold

SERVICES Mains water and electricity. Oil central heating. Private drainage.

COUNCIL TAX C

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: S11284

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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