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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



86 Broadgate, Weston PE12 6HY

GUIDE PRICE - £255,000 Freehold

- 2 Double Bedrooms
- Generous Sized Gardens
- Driveway Providing Multiple Off Road Parking
- Gas Central Heating
- Solar Panels (Owned by Vendor)

Well presented detached bungalow in non-estate village location with established front and rear gardens, driveway and garage. UPVC windows, gas central heating. Entrance porch, reception hall, lounge, kitchen diner, 2 bedrooms and bathroom. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Side entrance with external lighting and obscure UPVC double glazed door with matching obscure full length glazed panel to the side leading into:

ENTRANCE PORCH

2' 0" x 4' 6" (0.61m x 1.39m) Tiled flooring, obscure glazed door with matching obscure glazed panels leading into:

ENTRANCE HALLWAY

6' 10" x 12' 2" (2.09m x 3.73m) Skimmed and coved ceiling, centre light point, access to fully boarded loft space with loft ladder, storage cupboard off with slatted shelving, radiator, solid oak flooring, door to:

MASTER BEDROOM

9' 2" x 11' 7" (2.81m x 3.55m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, dimmer switch control, radiator, fitted double wardrobe, single wardrobe with over storage units.

From the Entrance Hallway into:



BEDROOM 2

7' 11" x 12' 9" (2.43m x 3.90m) UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, radiator.

From the Entrance Hallway a door leads into:

LOUNGE

12' 0" x 14' 11" (3.67m x 4.56m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light fitment (multifunctional with remote control) double radiator, TV point, telephone point, solid oak flooring.

From the Entrance Hallway a door leads into:

SHOWER ROOM

5' 7" x 6' 8" (1.71m x 2.04m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator, heated towel rail, extractor fan, fully tiled walls, low level WC, wash hand basin fitted into vanity unit with storage below and medicine cabinet over. shower enclosure with fitted thermostatic shower over.

From the Entrance Hallway a door leads into:

KITCHEN DINER

10' 9" x 18' 2" (3.29m x 5.54m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation leading into Sun Room. Double radiator, skimmed and coved ceiling with centre light point to the Dining Area, coved and textured ceiling with centre light point to the Kitchen area, solid oak flooring, fitted pantry with shelving, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, kick board lighting, space for gas cooker, plumbing and space for washing machine/dishwasher, inset stainless steel sink with mixer tap, space for fridge freezer, wall mounted Worcester gas combination boiler, door into:

SUN ROOM

7' 10" x 9' 5" (2.41m x 2.89m) Brick construction with UPVC double glazed windows to the rear elevation, UPVC double glazed door to the rear elevation, tiled flooring, power points, skimmed ceiling, strip light, obscure glazed door leading into:

UTILITY ROOM/CLOAKROOM

5' 5" x 7' 9" (1.67m x 2.38m) Skimmed ceiling, centre strip light, range of base, drawer and eye level units with work surfaces over, tiled splashbacks, extractor fan, plumbing and space for washing machine, space for tumble dryer, low level WC, fitted wash hand basin into vanity unit with storage below with Triton hot water tap over with tiled splashbacks.

EXTERIOR

Hedged and fenced boundaries to the side elevation, the gardens are mainly laid to lawn with a wide range of mature shrub and tree borders. Gravelled driveway with turning bay providing multiple off-road parking for vehicles. Access to the left hand side of the property via a wooden gate leading into rear garden.

GARAGE

8' 0" x 13' 10" (2.46m x 4.24m) Up and over door, power and lighting, centre light point, electric consumer unit board, solex power inverter for the solar panels.

REAR GARDEN

Cold water tap, external power sockets, glasshouse, raised decking area, borders, paved pathways, 3 garden sheds, further greenhouse, vegetable garden, water butts.

WORK FROM HOME OFFICE

9' 3" x 15' 5" (2.84m x 4.70m) Fully insulated, various power points, strip light, UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation, Broadband access already installed.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to the mini roundabout on the approach to Weston, take the second exit proceed to the next mini roundabout turning right opposite Baytree into Beggars Bush Lane. Turn left at the first crossroads into Broadgate and the property is situated after a short distance on the right hand side.





TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Council Tax Band B

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11295

Viewings are to be arranged by appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area.

ADDRESS

R. Longstaff & Co.

5 New Road

Spalding

Lincolnshire PE11 1BS

CONTACT

T: 01775 766766

E: spalding@longstaff.com

www.longstaff.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		