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36 Broadgate, Weston PE12 6HY

£360,000 Freehold

- Non-Estate Location
- Ample Parking, Tandem Garage
- Beautiful Gardens
- 3 Double Bedrooms
- Viewing Recommended

Generous sized traditional detached house in pleasant non-estate village location with delightful gardens, ample off-road parking and detached tandem garage. Fully modernised with UPVC windows, gas central heating (plus log burner), superb kitchen and family/garden room, 3 double bedrooms (one with en-suite) and modern bathroom. Inspection highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Composite front entrance door with leaded light glazed panels to:

ENTRANCE LOBBY

Door to:

SITTING ROOM

11' 7" x 11' 7" (3.55m x 3.54m) Radiator, fitted carpet, UPVC sash style window with UPVC slatted blinds to the front elevation.

DINING ROOM

12' 0" x 12' 1" (3.68m x 3.69m) Log burner set within recessed chimney breast with raised hearth, sash style UPVC window with UPVC slatted shutters to the front



elevation, recessed low voltage ceiling lights, alcove cupboard, radiator, modern ceramic tiled floor. Square arch into:

KITCHEN

12' 4" x 9' 1" (3.76m x 2.77m) Attractive central island with granite style worktop, AEG 4 ring halogen electric hob (gas capped off), suspended illuminated cooker hood above, one and a quarter bowl stainless steel sink unit with integrated drainer and mono block mixer tap, integrated dishwasher (Smeg), numerous base cupboards. The central island is complemented by the range of full height grey fitted units comprising full height concealed larder style fridge, base cupboards and drawers, shelved units, integrated wine rack and AEG electric double oven, recessed low voltage ceiling lights, radiator, smoke alarm, understairs store cupboard, modern ceramic tiled floor. Square arch into:

GARDEN/FAMILY ROOM

13' 4" x 14' 4" (4.08m x 4.39m) Slate effect floor tiles, dwarf walls with UPVC windows some with opening lights, blackout roller blinds/sails, pitched glazed roof, bi-fold doors, access to the garden.

From the Kitchen access to an:

INNER LOBBY

Doors arranged off to:

CLOAKROOM

6' 5" x 4' 8" (1.97m x 1.43m) Modern two piece suite comprising vanity hand basin with mixer tap and cupboards beneath, low level WC with push button flush and concealed cistern, vertical radiator/towel rail, obscure glazed sash style UPVC window with roller blind.

UTILITY ROOM

8' 11" x 6' 2" (2.74m x 1.90m) Cupboard housing the modern Viessmann gas fired central heating boiler, worktops with plumbing and space beneath for washing machine and space for tumble dryer, twin bowl stainless steel sink unit with mono block mixer tap and cupboards beneath, eye level wall cupboards, worktops, consumer unit, radiator, sash style UPVC window with roller blind to the rear elevation.

AGENTS NOTE

The ceramic tiled flooring continues through the Dining Room, Kitchen, Inner Lobby, Cloakroom and Utility Room.

From the Entrance Lobby the carpeted staircase rises to:

FIRST FLOOR LANDING

Display shelf and window to the front elevation with UPVC slatted shutters, doors arranged off to:

BEDROOM 1

11' 2" x 11' 8" (3.41m x 3.57m) Sash style UPVC window to the front



with UPVC slatted shutters, radiator, ceiling light, large recessed double wardrobe with radiator (2.2m x 1.1m), door to:

EN-SUITE SHOWER ROOM

9' 4" x 4' 2" (2.86m x 1.28m) Easy access tiled shower area with integrated drain, rain water sprinkler, extractor fan, rail and curtain, low level WC with push button flush, hand basin with mixer tap and storage cupboard beneath, vertical radiator/towel rail, fully tiled walls, obscure glazed UPVC window with slatted blind.

BEDROOM 2

11' 10" x 11' 11" (3.63m x 3.65m) Fitted carpet, sash style UPVC window to the front elevation with UPVC slatted shutters, radiator, ceiling light, fitted wardrobe and fitted storage unit, fitted bedside cabinet.

BEDROOM 3

11' 11" x 8' 11" (3.65m x 2.74m) Fitted carpet, sash style UPVC window with UPVC slatted shutters to the rear elevation, radiator, ceiling light, built-in wardrobe with modern sliding doors, fitted bedside cabinet.

BATHROOM

10' 11" x 4' 11" (3.35m x 1.52m) Roll top bath with telephone style mixer tap and shower attachment, pedestal wash hand basin, low level WC, herringbone design tiled floor, fully tiled walls, vertical radiator/towel rail, recessed ceiling lights, extractor fan, obscure glazed window with pull down blind.

EXTERIOR

To the front of the property there is a tarmac open plan front providing parking space for numerous vehicles and access to:

DETACHED TANDEM GARAGE

29' 8" x 9' 9" (9.06m x 2.98m) Rendered concrete sectional construction with a pitched corrugated roof, modern electronically operated up and over door, concrete floor, rear window, personnel door, power and lighting, consumer unit, shelving.

There is a gated access between the house and the garage with externally mounted gas and electricity meters and a pathway leading round to the:

STUNNING REAR GARDENS

Approximately south facing and including an extensive modern paved patio/seating area, neat lawn with stocked borders, gravelled areas, raised beds, greenhouse, 2



garden sheds. To the other side of the property double wooden gates (width approx. 2.6m) lead to a tarmacadam and then paved hard standing area.

The garden is fenced to one side and hedged to the rear with a combination of hedgerow and fencing to the other boundary.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road continue to the Weston roundabout taking the second exit passing the entrance to Baytree, then turning right into Broadgate. The property is situated on the left hand side.

AMENITIES

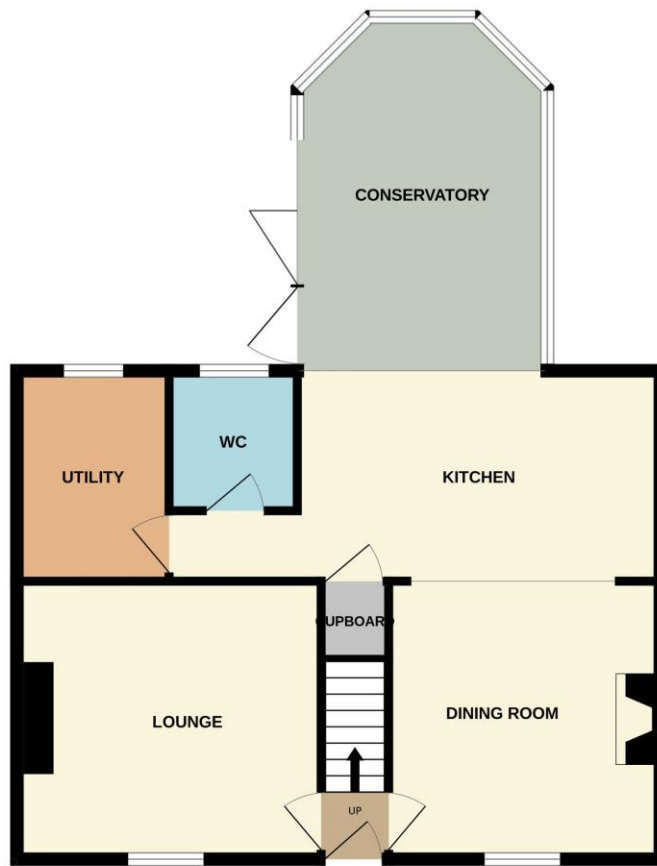
The village has a public house, Church, shop and school along with Baytree Garden Centre.

Spalding town centre is 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 and a modern community hospital.

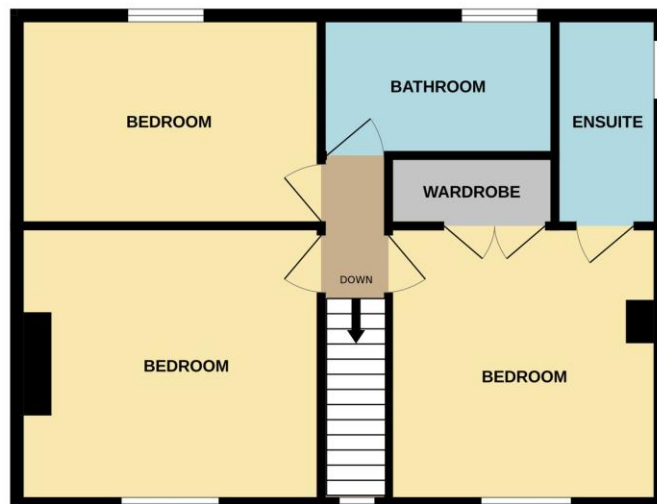
The cathedral city of Peterborough is 20 miles to the south of the property.



GROUND FLOOR



1ST FLOOR



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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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		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND C

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: S11460

Viewings are to be arranged by prior 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 in any case.

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