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47 Broadgate, Weston PE12 6HY

£345,000 Freehold

- 4 Bedrooms
- Shower Room and Bathroom
- Garden Room
- Gas Central Heating
- Ample Parking, Garage

Well presented 4 bedroom detached house situated in a village location, multiple off-road parking and integral garage. Entrance hallway, lounge diner, garden room, kitchen, utility and cloakroom to the ground floor; 4 bedrooms, bathroom and separate shower room to the first floor. Enclosed mature rear garden. Must view to appreciate the size of the accommodation offered.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Obscured UPVC double glazed door with matching obscured UPVC double glazed panel leading into:

ENTRANCE PORCH

3' 1" x 7' 8" (0.94m x 2.34m) Obscured UPVC double glazed door with matching obscured glazed panels to the side leading into:

ENTRANCE HALLWAY

7' 0" x 15' 3" (2.14m x 4.65m) Skimmed and coved ceiling, centre light point, radiator, BT point, staircase rising to first floor, central heating thermostat, laminate oak effect flooring, door into:

KITCHEN

9' 7" x 12' 2" (2.93m x 3.73m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, tiled flooring, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, inset stainless steel one and a quarter bowl sink with mixer tap, integrated fridge freezer, integrated



dishwasher, stainless steel gas hob with stainless steel canopy extractor hood over, stainless steel double fan assisted electric oven, central heating thermostats and controls.

WALK-IN PANTRY

3' 7" x 5' 2" (1.1m x 1.58m) Skimmed ceiling, centre light point, tiled flooring, fitted shelving.

From the Kitchen a door leads into:

LOBBY

3' 6" x 8' 4" (1.07m x 2.55m) Obscured UPVC double glazed door to the side elevation, skimmed ceiling, centre light point, tiled flooring, double radiator, door into:

CLOAKROOM

4' 4" x 5' 2" (1.34m x 1.58m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, part tiled walls, tiled floor, fitted with a two piece suite comprising low level WC and pedestal wash hand basin with taps.

UTILITY ROOM

5' 1" x 8' 6" (1.56m x 2.60m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, tiled flooring, fitted with base units, work surfaces over, tiled splashbacks, plumbing and space for washing machine, space for tumble dryer.

From the Entrance Hallway a door leads into:

LOUNGE DINER

LOUNGE AREA

11' 10" x 14' 8" (3.63m x 4.48m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, TV point, feature log effect electric fire, square arch into:

DINING AREA

10' 3" x 11' 4" (3.13m x 3.47m) Skimmed and coved ceiling, centre light point, double radiator, UPVC double glazed French doors to the rear elevation with matching full length UPVC double glazed panels to both sides leading into:

GARDEN ROOM

10' 5" x 12' 11" (3.20m x 3.94m) Dwarf brick wall and UPVC double glazed windows to the rear and side elevations, UPVC



double glazed French doors to the side elevation, skimmed ceiling, centre fan light, laminate flooring, TV point, fitted electric pebble effect fire.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

12' 4" x 11' 1" (3.76m x 3.39m) Skimmed and coved ceiling, 2 centre light points, 2 separate accesses with loft ladder to part boarded loft space, smoke alarm, walk-in storage cupboard off.



FAMILY BATHROOM

6' 0" x 7' 8" (1.85m x 2.34m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, heated towel rail, fully tiled walls, tiled floor, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, bath with central mixer tap.

SHOWER ROOM

6' 5" x 7' 4" (1.97m x 2.26m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, fully tiled walls, tiled floor, heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, shower enclosure with fitted thermostatic shower over.



MASTER BEDROOM

11' 8" x 14' 8" (3.58m x 4.49m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point, BT point, fitted wardrobes with hanging rail and shelving (depth of 0.68m).

BEDROOM 2

12' 2" x 11' 7" (3.73m x 3.54m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, storage cupboard off housing hot water cylinder with slatted shelving, fitted wardrobes with hanging rail and shelving (depth of 0.7m).



BEDROOM 3

8' 3" x 17' 8" (2.53m x 5.39m) UPVC double glazed



window to the front elevation, skimmed and coved ceiling, centre light point, double radiator.

BEDROOM 4

7' 6" x 8' 10" (2.29m x 2.70m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

EXTERIOR

Extensive block paved driveway providing multiple off-road parking. Shrub borders to the front elevation. Side access gate.



INTEGRAL GARAGE

8' 0" x 16' 5" (2.46m x 5.01m) Electric roller door, skimmed ceiling, centre light point, power points, electric consumer unit board.

REAR GARDEN

Extensive block paved patio, external lighting, cold water tap, mainly laid to lawn with a wide range of mature shrub and tree borders, summerhouse, electric socket.



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.

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.





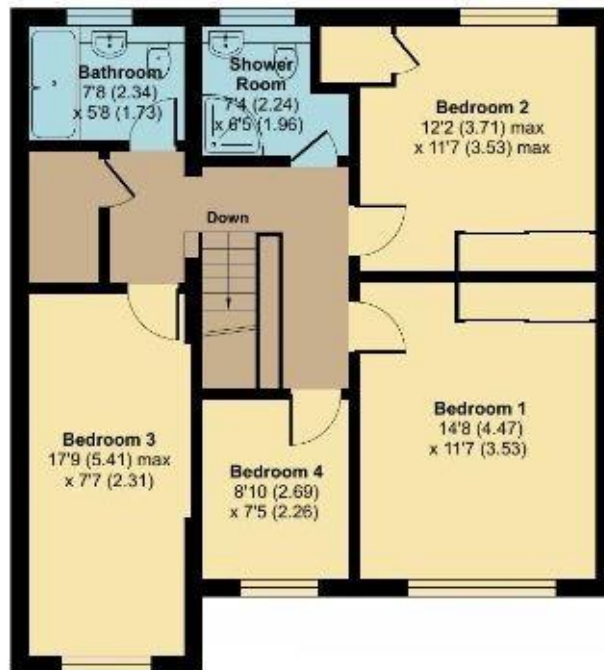
Broadgate, Weston, Spalding, PE12

Approximate Area = 1574 sq ft / 146 sq m

Garage = 123 sq ft / 11 sq m

Total = 1697 sq ft / 157 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichocom 2022. Produced for Pygott & Crane. REF: 813909

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	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: S11621

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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