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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



10 Broadgate, Weston Hills PE12 6DQ

£449,995 Freehold

- Detached Bungalow
- Spacious Versatile Accommodation
- Extensive Parking
- Double Garage and Workshop
- Gas Central Heating

Extremely spacious detached bungalow in pleasant non-estate semi-rural location convenient for Spalding and Peterborough. 3 reception rooms, 3 bedrooms (one en-suite), breakfast kitchen, utility room, bathroom, double garage and workshop. Extensive off-road parking. Well presented throughout. No onward chain.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



GENERAL DESCRIPTION

In the Agents opinion this spacious detached property offers versatile accommodation and must be viewed to be appreciated.

ACCOMMODATION

Part glazed UPVC front entrance door to:

RECEPTION HALL

Access to loft space with folding ladder, recessed ceiling lights, telephone point, 2 radiators.

DINING ROOM

12' 4" x 15' 2" (3.78m x 4.63m) UPVC bowed window to the side elevation, coved cornice, telephone point, fitted blinds, radiator, access to:



LOUNGE

15' 11" x 13' 3" (4.87m x 4.05m) UPVC bowed window to the front and window to the side elevation, coved cornice, 2 TV points, wall lights, radiator, coal effect gas fire set within timber surround with marble style inserts, fitted blinds.



FITTED BREAKFAST KITCHEN

15' 7" x 9' 6" (4.77m x 2.90m) One and a half bowl single drainer stainless steel sink unit with mixer tap and tiled splashback, extensive range of fitted base cupboards, eye level wall cupboards with under lighters, worktops, recessed ceiling lights, UPVC window to the side elevation, built-in dishwasher, double oven, ceramic hob, cooker hood and refrigerator, TV point, fitted blinds, glazed window, door to Utility Room, opening into:

SITTING ROOM

15' 3" x 9' 9" (4.67m x 2.99m) Coved cornice, 2 radiators, telephone point, ceiling fan, recessed spotlights, wall lights, window and door blinds, UPVC French doors with matching side panels leading to the garden, full height UPVC window to the side elevation, central heating thermostat control.



PANTRY/STUDY AREA

7' 2" x 5' 10" (2.19m x 1.80m) Shelving, space for fridge freezer, fitted desk and filing cabinets, power and lighting.

UTILITY ROOM

10' 2" x 5' 4" (3.11m x 1.65m) Worktop with base cupboards beneath, stainless steel sink unit, UPVC window to the rear and external entrance door to the side elevation, electric heater, plumbing and space for washing machine, space for tumble dryer, fitted blind.

From the main Hallway doors are arranged off to:

MASTER BEDROOM

17' 2" x 12' 3" (5.24m x 3.74m) UPVC window to the front elevation, coved cornice, 2 ceiling fans, TV point, telephone point, radiator, range of fitted furniture comprising wardrobes, dressing table, mirror, lighting and chest of drawers, matching bedside cabinets, black out window blinds.



EN-SUITE BATHROOM

A spacious room with three piece suite comprising bath with mixer tap, wash hand basin with mixer tap and low level WC. Coved cornice, recessed spotlights, half height tiling, UPVC window to the rear with fitted blind and radiator.



BEDROOM 2

13' 8" x 9' 2" (4.18m x 2.80m) UPVC window to the front with fitted blind, coved cornice, radiator, built-in cupboard.



BEDROOM 3

13' 9" x 9' 10" (4.20m x 3.00m) UPVC window to the front elevation with fitted blind, coved cornice, ceiling light with fan, radiator, telephone point.

MAIN BATHROOM

Four piece suite comprising corner bath with mixer tap and shower attachment, low level WC, tiled shower cubicle and inset hand basin with mixer tap, cupboards and storage with mirror and lighting above. Coved cornice with recessed spotlights, UPVC window to the side elevation, half height wall tiling, UPVC window to the rear, radiator, built-in Airing Cupboard housing the central heating boiler.

EXTERIOR

Overlooking open fields to the front, there is a carriage style in and out driveway providing extensive off-road parking across the front and down the side of the property in turn leading to:

DETACHED DOUBLE GARAGE

2 electric up and over doors, power and lighting.

ATTACHED WORKSHOP

Power and lighting and patio doors to the garden.

ESTABLISHED GARDENS

The front garden is laid to lawn with mature trees and shrubs, side gate access, sectioned rear garden with lawn, timber summer house, extensive patio areas, outside tap, mature shrubs, flower beds, solar lighting, space for caravan with security bar, lamp post and operational fountain.

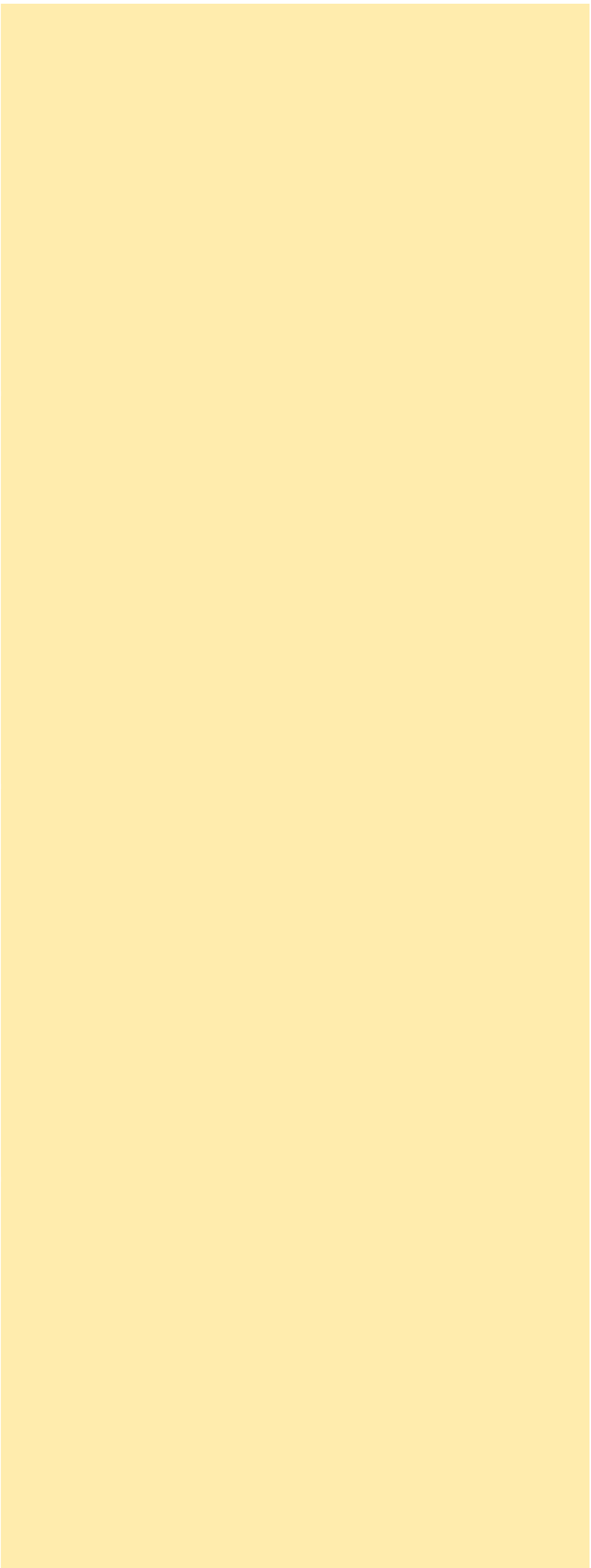
DIRECTIONS

From Spalding proceed in a southerly direction along the A16 Peterborough Road continuing for 3 miles to the Cowbit roundabout. Take the first exit continue for around 400 yards and then turn left into Broadgate and the property is situated after a short distance on the left hand side.

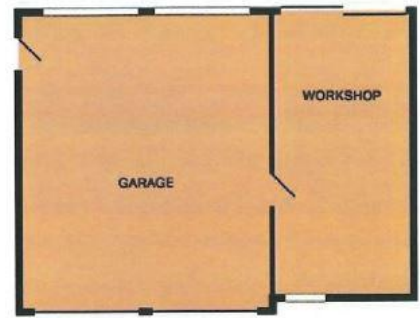
AMENITIES

The nearby villages of Cowbit, Moulton Chapel and Weston Hills have combined facilities to include primary schools, shops, public houses etc. The Georgian market town of Spalding is 4 miles distant and the cathedral city of Peterborough 15 miles distant.









Whilst every attempt has been made to ensure the accuracy of the floor plan 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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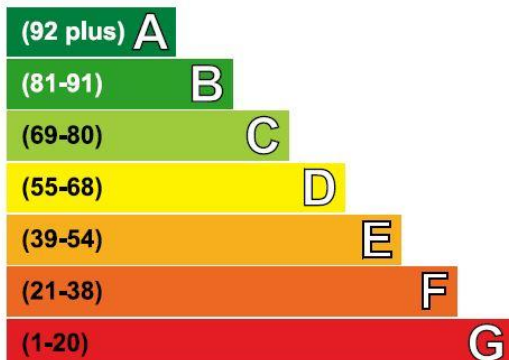
THINKING OF SELLING YOUR HOME?

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



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
55	81

TENURE Freehold

SERVICES

All mains. Security system fitted.

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

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: S10677

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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