ARK PROPERTY









522 Broadgate, Weston Hills, PE12 6DA

£230,000

- Newly fitted boiler
- Modern kitchen and bathroom
- Well Proportioned Rooms
- Beautifully presented throughout
- Ample Off Road Parking leading to garage
- Landscaped rear garden
- Solar panels
- Must view to be appreciated

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Welcome to Broadgate, Weston Hills

Beautifully presented throughout, this delightful two-bedroom detached bungalow is situated in the popular village of Weston Hills, on the outskirts of Spalding.

The property has recently undergone a fantastic transformation, offering modern and stylish accommodation throughout. Improvements include a contemporary kitchen and bathroom, a new boiler, new carpets and neutral décor, creating a bright and welcoming home that is ready to move straight into.

Outside, the property is equally impressive, with a beautifully landscaped rear garden providing an attractive and private space to relax and enjoy.

The bungalow also benefits from solar panels, adding an energy-efficient feature to this already appealing home.

A property of this quality is sure to attract plenty of interest, so book your viewing today to fully appreciate everything Broadgate has to offer.

Entrance Porch

Entrance door to side with glazed side panels.

Entrance Hallway



Door to side with glazed side panels. Loft access. Wooden flooring.

Lounge 14'4" x 10'10" (4.38 x 3.32)



Two windows to side. Window to front. Radiator. Feature fireplace with inset log burner.

Kitchen Diner 13'3" x 10'10" (4.05 x 3.32)





Window to front. Matching range of base and eye level units with work surfaces over. Sink with drainer and mixer tap. Electric hob and extractor over. Built in oven and grill. Space for fridge/freezer. Wood effect flooring.

Utility Room 11'0" x 4'11" (3.36 x 1.50)



Window to front and side. Door to rear. Base units with worktop space. Space and plumbing for washing machine. Wall mounted boiler.

Bathroom 7'1" x 5'4" (2.16 x 1.63)



Window to side. Tiled flooring. Tiled walls. Heated towel rail. Toilet. Wash hand basin. P-shape bath with shower over. Extractor fan.

Bedroom 1 12'7" x 10'11" (3.85 x 3.33)



Window to rear. Radiator.

Bedroom 2 11'8" x 10'10" (3.57 x 3.32)



Window to rear. Radiator.

Garage

Up and over door to front. Power and light connected. Battery for solar panels.

Front Garden



The front of the property has a gravel driveway providing off road parking and leading to the single garage.

Rear Garden



The rear garden is enclosed by timber fencing. Lawn area. Patio area. Mature trees and bushes.

Property Postcode

For location purposes the postcode of this property is: PE12 6DA

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this

property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: B
Annual charge: No
Property construction: Brick built
Electricity supply: Octopus
Solar Panels: Yes, 12 x 450w solar panels owned by the property.
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: LPG Heating
Heating features: Wood/multi fuel burner
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: E44

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

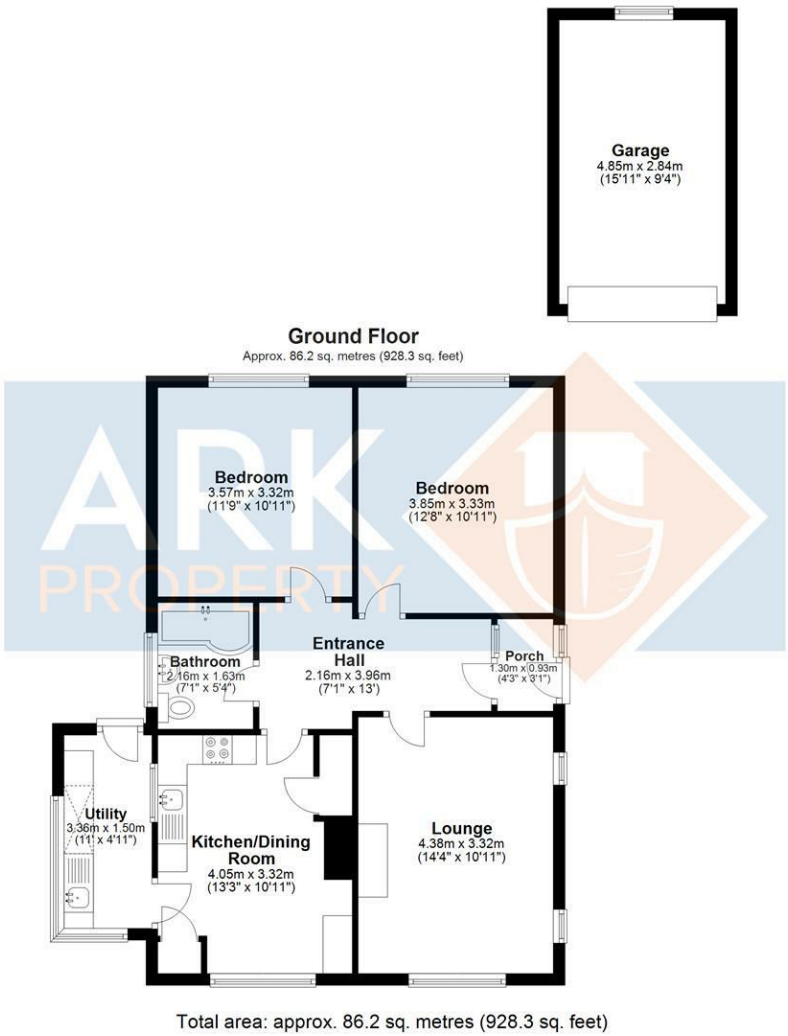
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

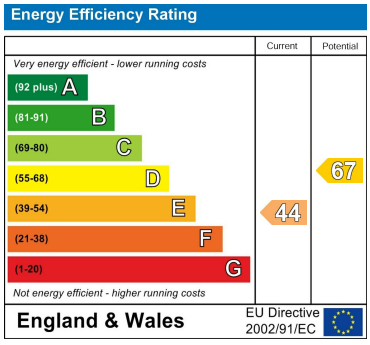


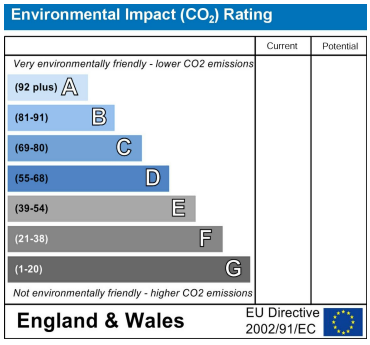
Total area: approx. 86.2 sq. metres (928.3 sq. feet)

Area Map



Energy Efficiency Graph





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