

Broadgate, Weston Hills, Nr Spalding, PE12 6DA.



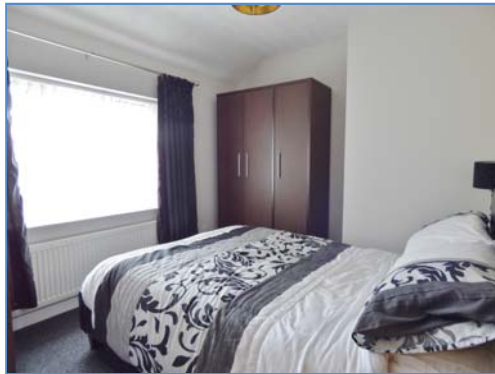
Kitchen/Diner



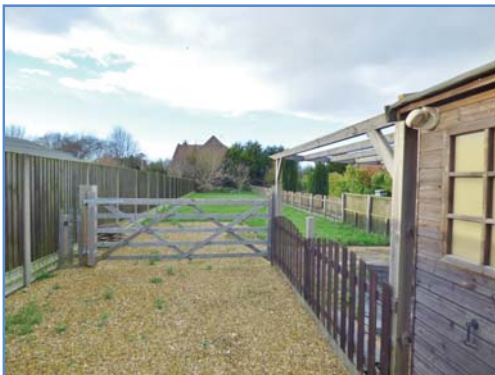
Lounge



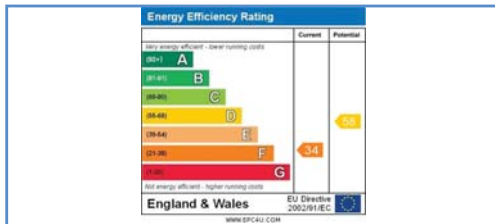
Conservatory



Bedroom



Garden



Energy Performance Certificate

Draft details only may be subject to amendment
 None of the statements/measurements in these particulars should be relied on as representations of fact.
 Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Registered in England and Wales company No. 012745964 Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT

Harrison Rose

Estate Agents

FOR SALE



Semi-detached three bedroom family home in Weston Hills.

Broadgate, Weston Hills, Nr Spalding, PE12 6DA.

OFFERS OVER

£159,995

- WELL PRESENTED
- VILLAGE LOCATION
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- GARAGE/ WORKSHOP & OFF ROAD PARKING



T: 01733 202525 | spalding@harrisonroseproperty.com | F: 01733 202962

Ref: S054

www.harrisonroseproperty.com

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Ground Floor

Hall

Entrance hall, stairs leading to landing, door to:

Lounge 4.28m (14'1") max x 3.88m (12'9")

UPVC double glazed window to side, feature fireplace, single radiator, door to:

Kitchen/Diner 5.36m (17'7") x 2.34m (7'8")

Fitted with a matching range of base and eye level units with worktop space over sink with mixer tap, built-in electric oven, built-in four ring hob with extractor hood over, space for fridge/freezer and washing machine, tiled flooring, built-in storage cupboard, uPVC double glazed window to side, door to:

Conservatory 2.69m (8'10") x 2.48m (8'2")

UPVC double glazed window surround, single radiator, tiled flooring, double door to rear courtyard garden.

First Floor

Landing

Doors to:

Bedroom 1 3.11m (10'3") x 2.76m (9'1")

UPVC double glazed window to side, single radiator.

Bedroom 2 3.60m (11'10") x 2.65m (8'8")

UPVC double glazed window to side, built-in airing cupboard, single radiator.

Bedroom 3 2.47m (8'1") x 2.59m (8'6")

UPVC double glazed window to side, single radiator.

Bathroom

Fitted with a three piece suite comprising, a bath with shower over, vanity wash hand basin and low-level WC, tiled surround, heated towel rail, uPVC frosted double glazed window to side.

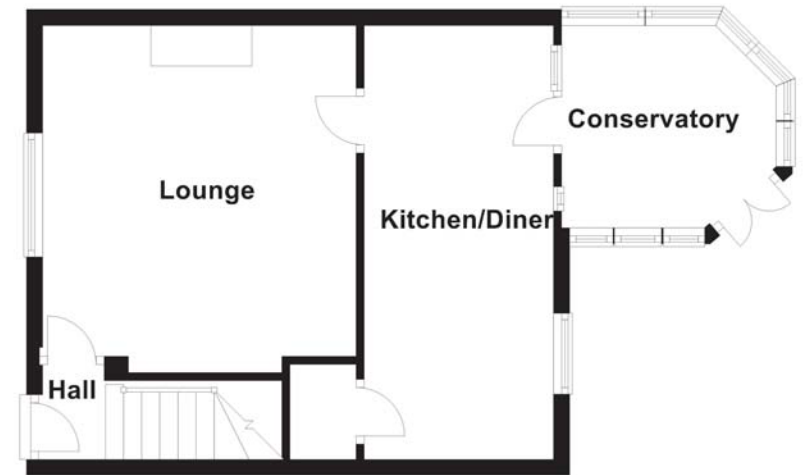
Outside

The front of the property is mainly laid to lawn with decorative slate chippings to the side, pathway leading to front entrance door, side gate. Enclosed rear courtyard garden with external tap, mainly paved. Additional garden which is off set to the rear, mainly laid to grass, access to timber garage/workshop ,6.09m (20') x 3.04m (10'), rear vehicular access and off road parking.

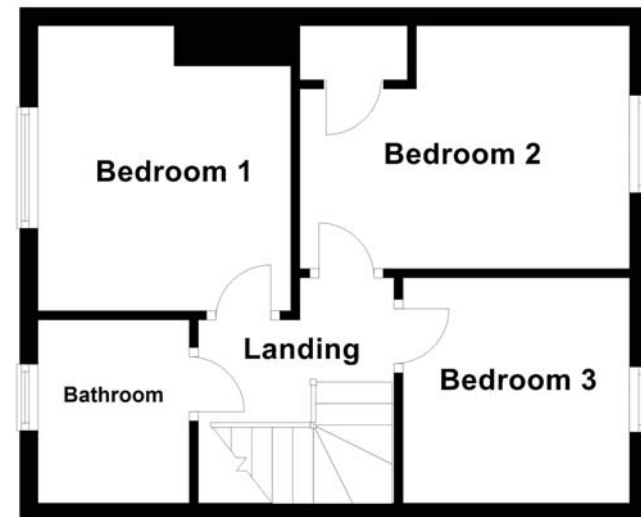
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- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -