

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



Kitchen



Lounge



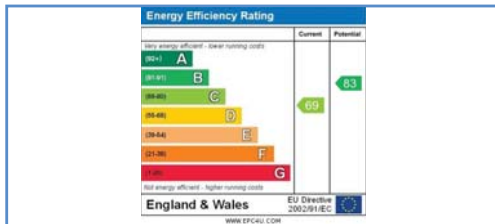
Side Aspect



Rear Aspect



Front Aspect



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 Ltd

## FOR SALE



Detached three bedroom bungalow located in Weston Hills.

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

- DETACHED BUNGALOW
- SITUATED ON A GENEROUSLY SIZED PLOT
- THREE BEDROOMS
- REQUIRES REFURBISHMENT
- NO FORWARD CHAIN

**£245,000**



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www.harrisonroseproperty.com

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## Ground Floor

### Porch

Double doors to front entrance door leading to hallway, two windows to front, uPVC double glazed window surround.

### Hallway

Built-in storage cupboard, night storage heater, single radiator, doors to:

### Lounge

4.79m (15'9") x 3.27m (10'9")  
UPVC double glazed window to front and side, night storage heater, solid fuel heater.

### Kitchen

3.39m (11'2") x 3.22m (10'7")  
Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for fridge, washing machine and cooker, built-in storage cupboard, uPVC double glazed window to rear and side, door to:

### Inner Hallway

Doors to:

### WC

Fitted with a low level WC, frosted uPVC double glazed window to rear.

### Utility

2.23m (7'4") x 1.76m (5'9")  
UPVC double glazed window to rear.

### Bedroom 1

3.97m (13') x 3.08m (10'1")  
UPVC double glazed window to front, single radiator, night storage heater.

### Bedroom 2

3.71m (12'2") x 2.94m (9'8")  
UPVC double glazed window to side, built-in wardrobe, single radiator.

### Bedroom 3

3.04m (10') x 2.64m (8'8")  
UPVC double glazed window to rear, door to:

### Bathroom

Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear.

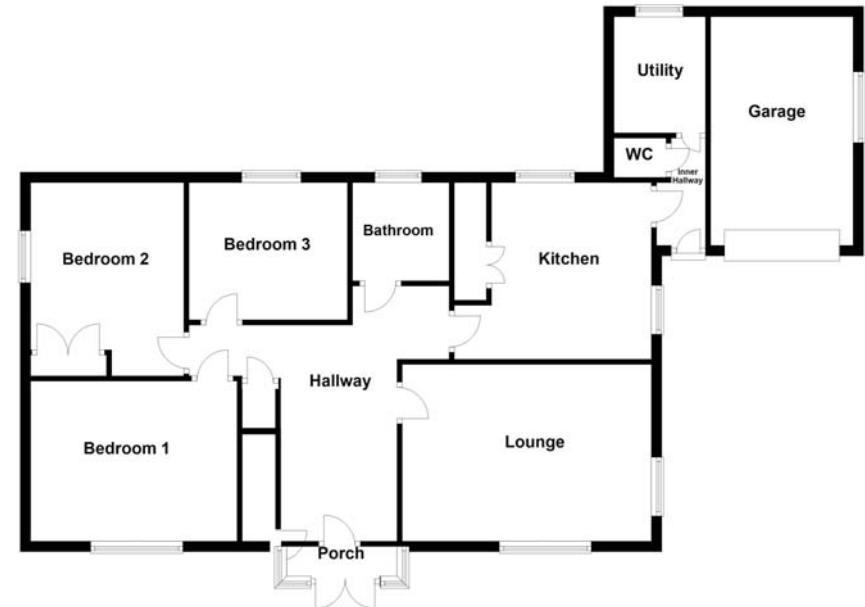
### Outside

The property is situated on a generously sized plot, mainly laid to lawn with a of shrubs bushes and mature trees, driveway to the side allowing for ample off road parking, external light, access to garage. Rear garden, mainly laid to lawn, external light.

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- Call today to arrange your free valuation -

Floorplan



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