



## Fen View, 395 Broadgate, Weston Hills

**£374,950**

WOW! NEW TO MARKET! THREE BEDROOM DETACHED BUNGALOW WITH AMPLE OFF ROAD PARKING AND DETACHED GARAGE  
Brand new three bedroom detached bungalow being built by a local developer Bourne & Axa Developments Ltd. The property will be built and finished to a high specification, providing ample off road parking, detached garage and open field views. Located in the popular village of Weston Hills with easy road links to the A16 and Spalding Town Centre. Internally, the property comprises of entrance hallway, kitchen diner, living room, bedroom one with ensuite and dressing area, two further double bedrooms and bathroom. Call today to register your interest!

- Three Bedroom Detached Bungalow
- Village Location
- Detached Garage and Off Road Parking
- Open Field Views

## ENTRANCE HALLWAY

### KITCHEN DINER

3.89m x 6.05m (12'9" x 19'10")

Bi-fold doors to the rear aspect. Engineered wood flooring A selection of shaker style base and wall units. Integrated Oven and Hob. Island Unit. Inset sink and drainer unit with mixer tap over.

### LIVING ROOM

4.84m x 3.66m (15'11" x 12'0")

Upvc windows to front aspect.

### BEDROOM ONE

3.89m x 3.72m (12'9" x 12'2")

Upvc windows to front aspect. Carpeted flooring

### ENSUITE

2.02m x 2.34m (6'8" x 7'8")

Frosted Upvc window. Fully tiled shower cubicle. Fully tiled floor and upstand skirting. Part tiled walls. W.c and Sink inset vanity unit.

### DRESSING ROOM

2.27m x 2.54m (7'5" x 8'4")

Carpeted flooring

### BEDROOM TWO

3.12m x 3.45m (10'3" x 11'4")

Upvc windows to front aspect. Carpeted flooring

### BEDROOM THREE

2.40m x 3.45m (7'10" x 11'4")

Upvc windows to front aspect. Carpeted flooring

### BATHROOM

2.40m x 2.02m (7'10" x 6'8")

Frosted Upvc window. Fully tiled floor and upstand skirting. Part tiled walls. W.c and Sink inset vanity unit and panelled bath with shower mixer tap over.

### DETACHED GARAGE

5.56m x 5.56m (18'3" x 18'3")

With an Electric up Door. Power and Lighting

### GARDENS

The property will be approached by a stone driveway leading to the detached garage. The front of the property will be seeded with a selection of decorative plants. The garden to the rear will compose of a patio area flush to the bi-fold doors.

### WESTON HILLS

Weston Hills is a village south of Weston and approximately 2 miles from Spalding. It is a semi rural village and benefits from a primary school as well as a public house.

### PROPERTY POSTCODE

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

### SPECIFICATION

The property will be heated by an air source heat pump.

Please note: Specification is subject to change at any time during the construction.



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