



A large five bedroom property with an indoor pool

523 Broadgate, Weston Hills, Spalding, PE12 6DB

Freehold

savills

Sitting room • Snug • Dining room • Kitchen/breakfast room • Utility • Principal bedroom with en suite bathroom
Four Further bedrooms • Family bathroom • Two Shower rooms • Indoor swimming pool • Double garage • Single garage • Mature gardens of approx half an acre

Situation/Location

The bustling market town of Spalding lies on the banks of the River Welland, 17 miles north of the cathedral city of Peterborough. The town provides a wealth of excellent amenities, including a range of high street and independent retailers and a range of leisure facilities. There is also a superb choice of schools, including the outstanding-rated St Norbert's Catholic Voluntary Academy and Spalding High School, and independents including Ayscoughfee Hall School.

The property is in the small hamlet of Weston Hills, three miles from Spalding town centre and surrounded by beautiful countryside. The A16 nearby provides access towards Peterborough and the A1, while Spalding's mainline station provides services to London Kings Cross, changing at Peterborough.

The Property

This beautifully presented property is set in a peaceful rural location and features the luxury of an indoor swimming pool. The main ground floor reception room is the inviting sitting room, with full-height windows to the front providing plenty of natural light, and an impressive open fireplace. The formal dining room has a double set of French doors opening onto the rear garden, while there is also a snug, which is ideal for relaxing as a family. The kitchen and breakfast room has plenty of storage in wooden units to base and wall level, as well as a range cooker and French doors opening onto the garden. Towards the rear of the ground floor, the wonderful

pool room has a seating area, a 29ft heated swimming pool and bi-fold doors opening onto the garden.

Upstairs there are five bedrooms, including the extremely generous principal bedroom, which has an en suite bathroom and fitted storage. There is also a family bathroom and a further shower room.

Outside

At the front of the property, the front gardens feature level lawns, border flowerbeds and established hedgerow. A five-bar timber gate opens onto a tarmac driveway, which provides plenty of parking space and access to garaging for up to three vehicles. The rear garden extends to approximately 100ft, and includes an area of lawn, paved terracing, well-stocked border flowerbeds, a variety of shrubs and trees, a shed, a greenhouse and outside the pool room, a hot tub, with wonderful views beyond.

Local authority

South Holland District Council,
01775 761161, Band D

Viewing

Strictly by appointment with Savills.

Services

Mains, electricity, water, drainage and oil central heating

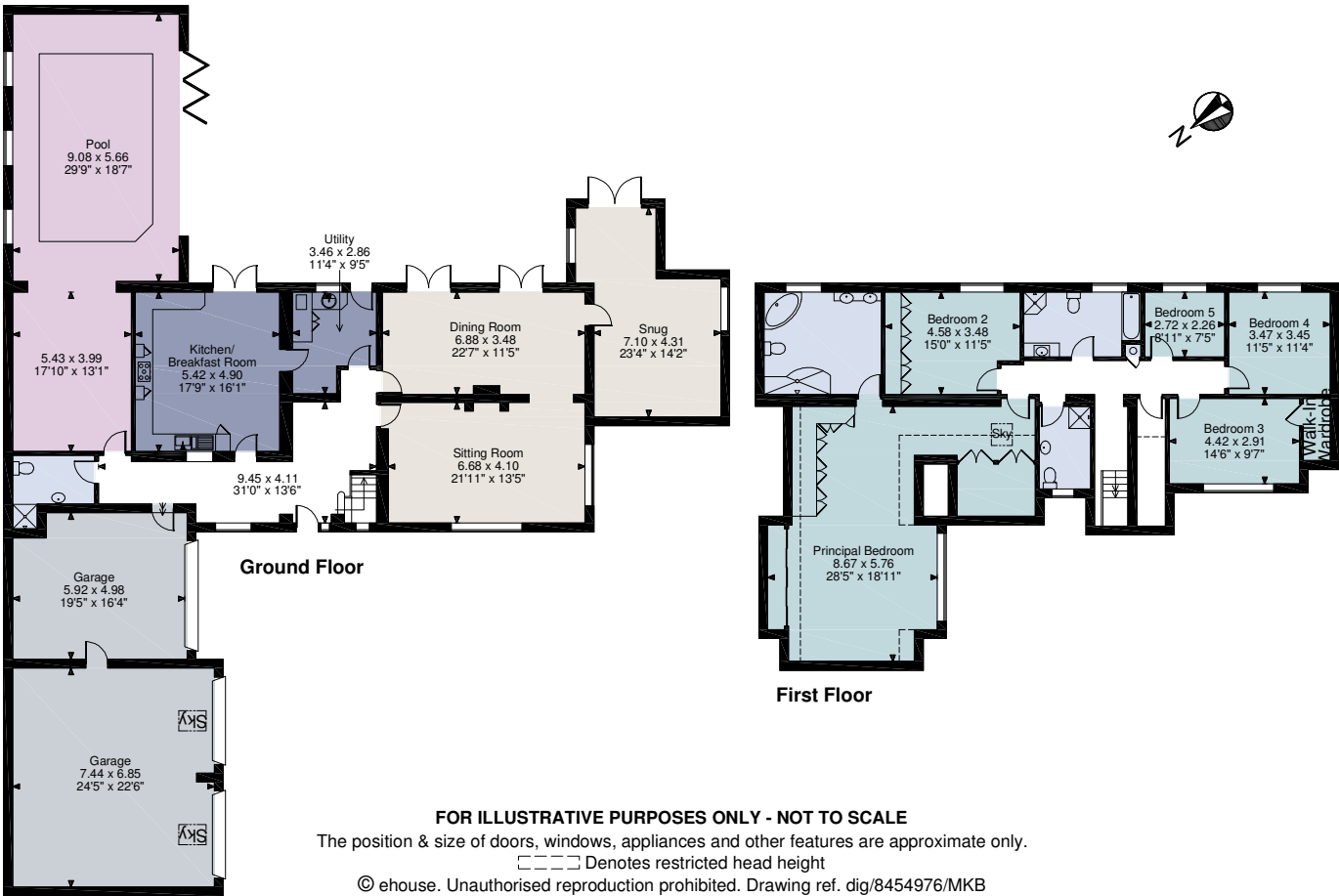
Date of Photography & Particulars:

March 2021





Broadgate Weston Hills, Spalding PE12 6DB
Main House gross internal area = 3,946 sq ft / 367 sq m
Garages gross internal area = 875 sq ft / 81 sq m
Total gross internal area = 4,821 sq ft / 448 sq m



For identification only. Not to scale. © 210318JE

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