





32-36 BROADGATE

SPALDING, PE12 6HY

£425,000

FREEHOLD

NEW BUILD FOUR-BEDROOM DETACHED FAMILY HOME | WESTON VILLAGE | OPEN-PLAN KITCHEN/BREAKFAST ROOM WITH ISLAND | PRINCIPAL BEDROOM SUITE | DRESSING AREA & EN-SUITE | SEPARATE DINING ROOM | UTILITY ROOM | CHOICE OF INTERNAL FINISHES

Sedge Estate Agents are delighted to present this exciting opportunity to purchase an exceptional new-build family home in the popular village of Weston, just a short drive from Spalding. Designed with modern family living in mind, the property offers spacious and versatile accommodation, including a generous lounge, separate dining room and an impressive open-plan kitchen/breakfast room featuring a central island. Further ground-floor benefits include a practical utility room and convenient downstairs WC. To the first floor are four generous bedrooms, with the principal bedroom enjoying its own dressing area and private en-suite, together with a family bathroom serving the remaining bedrooms. Buyers reserving early may have the opportunity to select certain internal finishes, subject to the current stage of construction. Offering contemporary new-build accommodation in a desirable village location, this is an excellent opportunity to secure a

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• Brand new detached family home • Four bedrooms • Principal suite with dressing area and en-suite • Spacious lounge • Separate dining room • Contemporary kitchen/breakfast room with island • Utility room • Downstairs WC • Opportunity for buyers to choose selected finishes (subject to build stage) • Excellent access to Spalding and surrounding towns





Summary

BRAND NEW FOUR-BEDROOM DETACHED EXECUTIVE HOME | WESTON VILLAGE | OPEN-PLAN KITCHEN/BREAKFAST ROOM WITH ISLAND | PRINCIPAL BEDROOM WITH DRESSING AREA & EN-SUITE | SEPARATE DINING ROOM | UTILITY ROOM | CHOICE OF INTERNAL FINISHES

Sedge Estate Agents are delighted to present this exceptional brand-new four-bedroom detached executive family home, situated in the popular village of Weston, just a short drive from Spalding.

Designed with modern family living in mind, this impressive new-build property combines spacious and versatile accommodation with contemporary styling and the opportunity for an early purchaser to personalise selected internal finishes, subject to the stage of construction.

Available to reserve now, this is an exciting opportunity to secure a brand-new detached home and potentially have a say in the final internal specification. Buyers are encouraged to enquire early to discuss the available choices and build progress.

GROUND FLOOR

Upon entering, a welcoming entrance hall provides access to the principal ground-floor accommodation.

The generous lounge offers an ideal space for relaxing with family, while a separate dining room provides an excellent setting for entertaining and family meals.

The heart of the home is the impressive open-plan kitchen/breakfast room, designed to provide a sociable and practical space for modern living. Featuring a central island, this contemporary kitchen offers plenty of room for everyday dining and entertaining.

A separate utility room provides additional practicality, with external access, while a convenient downstairs cloakroom completes the ground-floor accommodation.

FIRST FLOOR

The first floor offers four well-proportioned bedrooms, including an impressive principal bedroom suite featuring a dedicated dressing area and private en-suite shower room.

Three further bedrooms provide excellent accommodation for family members, guests or those requiring additional space for working from home.

A stylish family bathroom and useful airing cupboard complete the first-floor layout.

OUTSIDE

Externally, the property will benefit from gardens and off-road parking, creating an attractive setting for this brand-new family home.

LOCATION

Weston is a popular Lincolnshire village offering a desirable balance of peaceful village living and everyday convenience. Local facilities include a popular primary school, public house, village hall and community amenities.

The nearby market town of Spalding offers a wider range of facilities, including supermarkets, independent shops, restaurants, cafés, leisure facilities and schooling for all ages.

The location also provides convenient road connections towards Peterborough, Boston, King's Lynn and the wider road network, making it an appealing choice for families and commuters alike.

KEY FEATURES

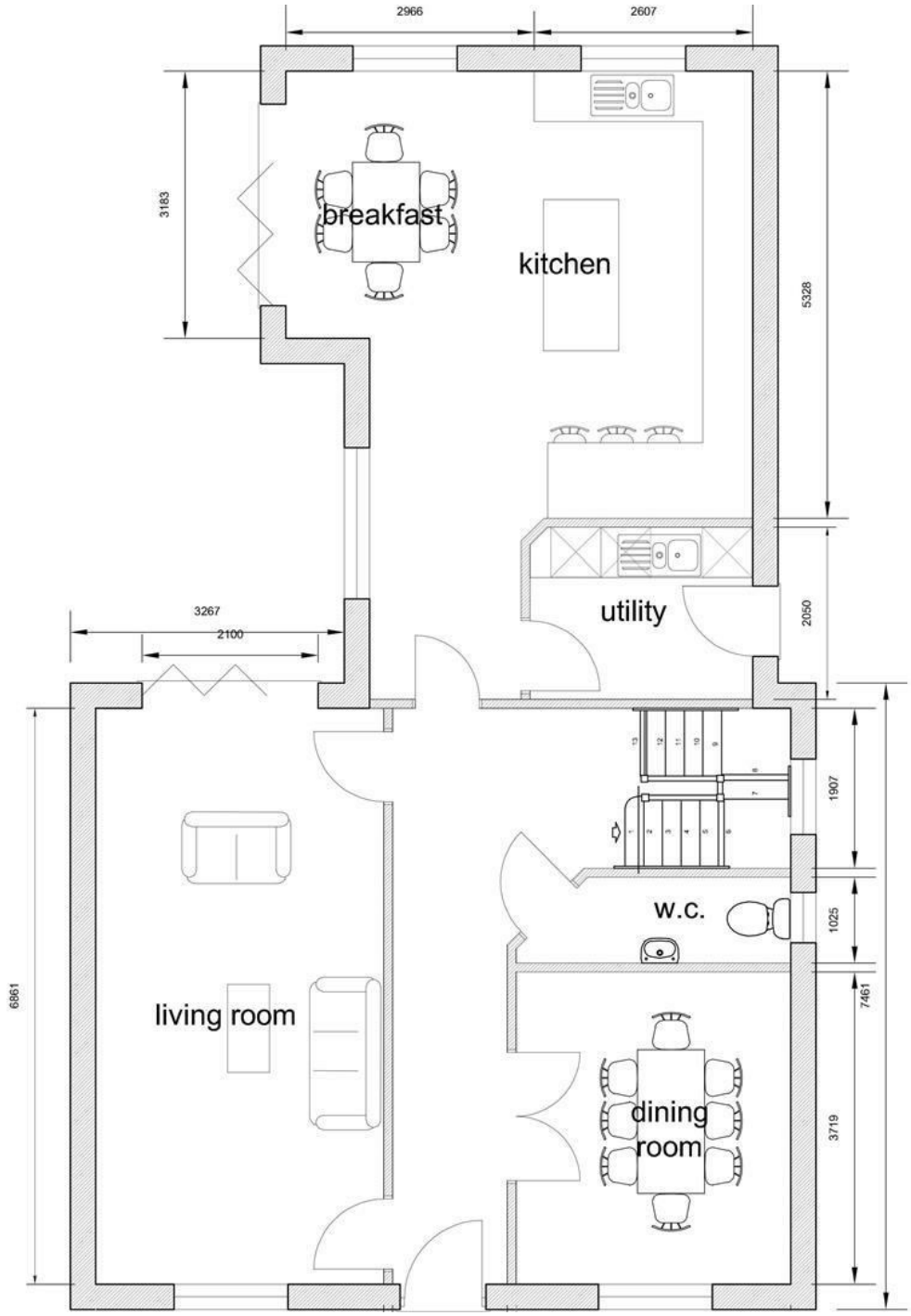
- Brand-new four-bedroom detached executive home
- Popular village location in Weston
- Opportunity to reserve before completion
- Potential choice of selected internal finishes, subject to build stage
- Spacious lounge
- Separate dining room
- Open-plan kitchen/breakfast room with central island
- Utility room with external access
- Ground-floor WC
- Principal bedroom with dressing area and en-suite
- Three further bedrooms
- Family bathroom
- Gardens and off-road parking
- Convenient access to Spalding and surrounding towns

IMPORTANT MARKETING INFORMATION

The marketing images shown are AI-generated artist's impressions and are provided for illustrative purposes only. The final appearance, materials, landscaping, fixtures, fittings and internal finishes may differ from those shown. Interested purchasers should confirm the proposed specification, layout and finish options with Sedge Estate Agents before reserving.

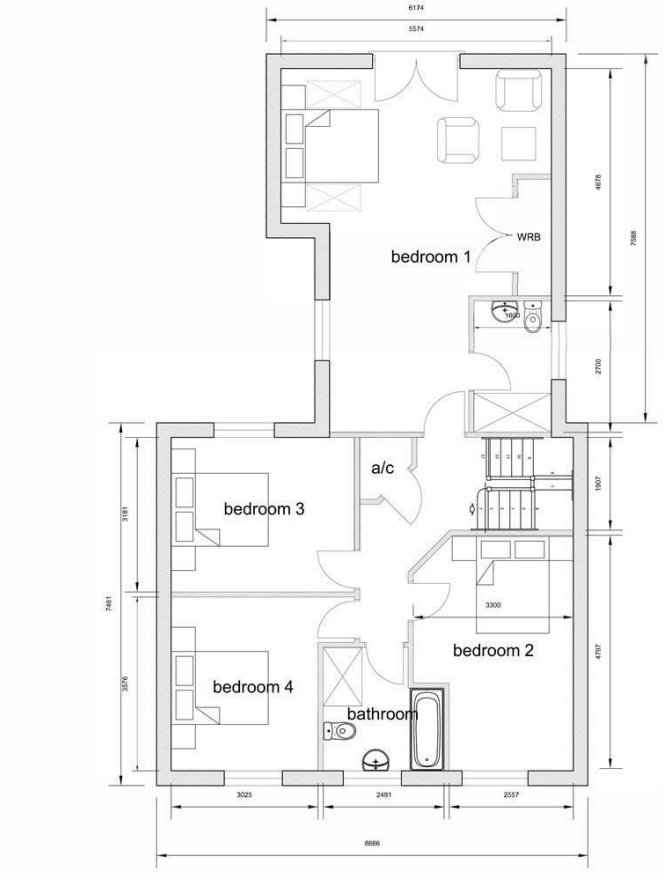
RESERVE EARLY AND PERSONALISE YOUR NEW HOME

With the opportunity to secure a brand-new detached family home and potentially select certain internal finishes, early reservation is encouraged. Contact Sedge Estate Agents for further information, build progress, specification details and reservation arrangements.



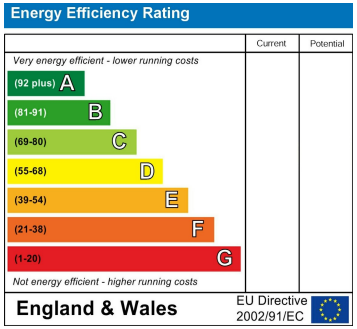
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PROPOSED FIRST FLOOR PLAN





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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