



## Plot 2 Carmela Close, PE12 6JU

**£450,000**

- Located in a charming small village just a short drive from Spalding
- Exclusive development featuring only three luxury bungalows
- Spacious living with plot 2 being just over nearly 2100 sq ft
- Thoughtfully designed open-plan kitchen, dining, and lounge areas for modern living
- 4/5 flexible bedrooms, providing versatile accommodation options
- Three beautifully appointed bathrooms in each bungalow
- High-specification build with premium finishes throughout
- Large double garages offering ample storage and convenience
- Built by a reputable small developer with a focus on quality and craftsmanship
- Ready for immediate occupancy — book your viewing today!



Discover refined luxury living with Plot 2, the smallest yet equally impressive bungalow in this exclusive development on the edge of Spalding. Offering just over 2100 sq ft of thoughtfully designed space, this beautifully crafted home features an open-plan kitchen, dining, and lounge area perfect for modern living and entertaining. With 4/5 flexible bedrooms, three stylish bathrooms, and a spacious double garage, this property offers comfort, convenience, and versatility. Designed with quality and elegance in mind, this charming bungalow combines a smart layout with a welcoming ambiance, making it a perfect fit for discerning buyers. Move-in ready and located within a prestigious setting of executive homes, this is your chance to secure a truly remarkable property. Book your viewing today and step into your dream home!

### Location

Weston is a charming and vibrant village on the outskirts of Spalding, offering a delightful mix of amenities and attractions that cater to all ages. At its heart is Baytree Garden Centre, a destination in itself, featuring an expansive selection of plants, gardening essentials, and a welcoming café. Within Baytree, visitors can explore Doodles, a creative pottery studio perfect for crafting decorative art, alongside a fun-filled play area, specialty shops, and a dog grooming service. Adjacent to Baytree is Fun Farm, a popular indoor soft play centre with a fantastic outdoor climbing area, providing hours of entertainment for children. The village also boasts a church, a well-equipped children's play area, and The Chequers, a popular gastro pub known for its exceptional food and warm atmosphere. Weston offers the convenience of a local shop, a small village school, and regular bus services connecting to Spalding town centre.

Ideally situated, Weston provides easy access to both Spalding and Holbeach, two thriving market towns with a range of shopping, dining, and leisure opportunities. Combining a welcoming community feel, excellent local amenities, and strong transport links, Weston is a delightful and growing village that makes a perfect place to call home.

### Entrance Hall

Upvc door and window front. Enter the property under a storm porch and step into this light and

airy entrance hall. Off the hallway you have two large storage cupboards, perfect for coats and shoes. With this great layout you will find the bedrooms one side of the bungalow and the living space to the other.

### Open Plan Living Kitchen 23'7" x 14'0" (7.20 x 4.27)



This stunning open-plan kitchen, dining, and lounge area is the heart of the home, thoughtfully designed to cater to modern living while offering exceptional space and versatility. The beautifully crafted L-shaped layout seamlessly blends style and practicality, creating a perfect setting for everyday life and entertaining.

The kitchen exudes elegance with its neutral decor, featuring matching wall and base units, a sleek modern-design worktop, and a stylish sink drainer with a mixer tap. Equipped with top-quality Bosch appliances, it includes an electric hob with a built-in extractor, a convenient eye-level double oven and microwave, and fully integrated tall fridge, integrated tall freezer and dishwasher for a streamlined look.

Adjacent to the kitchen, the dining area accommodates a large table, ideal for hosting family gatherings and social occasions. The lounge area offers a generous, inviting space with wide folding doors that frame serene views of the rear garden, flooding the room with natural light. Despite its open-plan design, the layout subtly defines distinct living zones, creating a sense of flow without compromising privacy or comfort.

To complete this exceptional space, underfloor heating runs throughout, providing luxurious warmth and a contemporary feel. This open-plan room truly embodies the best of modern design, combining function, style, and comfort in one exquisite space.

**Utility 7'6" x 11'10" (2.3m x 3.61m)**

A truly handy space located just off the kitchen, this utility area is both practical and stylish, featuring units that match the kitchen for a seamless, cohesive look. With plumbing for a washing machine, space for a tumble dryer, and a sink drainer, it offers everything needed for efficient household chores. A uPVC door and window provide access to the side of the property, making it a functional and well-thought-out addition to the home.

**Study 12'5" x 10'5" (3.79m x 3.19m)**

A versatile room designed as a study, this flexible space highlights the true benefit of bungalow living. While perfectly suited for use as a home office or study, it can easily be adapted into an additional bedroom or a room tailored to your individual needs. With four other generous bedrooms already in place, this extra space provides fantastic options to suit your lifestyle, making it a valuable and adaptable feature of the home.

**Bedroom 1 16'2" x 17'5" (4.95m x 5.33m)**

Bedroom 1 is thoughtfully positioned on the opposite side of the bungalow, offering added privacy and separation from the other bedrooms. This smart layout makes it an ideal guest bedroom or a peaceful primary bedroom retreat, providing a quiet haven away from the rest of the home. It also benefits from a generously sized en-suite, adding a touch of luxury and convenience to this secluded space.

**En-suite Shower Room 8'5" x 4'0" (2.58m x 1.23m)**

The en-suite to the main bedroom has been beautifully designed with both style and functionality in mind, creating a standout feature of the home. It boasts a large double shower for added comfort, a wash hand basin with a sleek vanity unit for practical storage, a toilet, and a modern heated towel rail. An extractor fan ensures proper ventilation, while a frosted uPVC window provides privacy and natural light, completing this well-appointed and luxurious space.

**Bedroom 2 11'0" x 11'9" (3.36m x 3.6m)**

Each bedroom is a double bedroom with neutral decor, carpets, Upvc window. Bedroom two like bedroom one has an en-suite.

**En-suite 8'5" x 4'0" (2.59m x 1.22m)**

UPVC window. Shower cubicle. Wash hand basin. Toilet. Radiator. Extractor fan.

**Bedroom 3 13'3" x 11'3" (4.04m x 3.44m)**

UPVC window and carpets

**Bedroom 4 13'1" x 9'3" (4.00m x 2.83m)**

UPVC window and carpets

**Bathroom 9'11" x 7'1" (3.04m x 2.17m)**

The main bathroom exudes luxury with its elegant neutral grey tones and carefully considered design. This beautifully styled four-piece suite includes a spacious double shower cubicle, a bath with tiled splashback, a toilet, and a wash hand basin with a sleek vanity unit for added storage. Combining modern finishes with thoughtful functionality, this bathroom offers both comfort and sophistication.

**Outside**

Each property is accessed from High Road, leading into the exclusive Carmela Close, a private development comprising just three executive bungalows. Plot 2 enjoys a commanding frontage, featuring a large tarmac driveway providing ample parking for multiple vehicles. A neatly landscaped green area enhances its kerb appeal, while fenced boundaries and gated access on both sides offer added privacy and convenience.

To the rear, a practical gravel area surrounds the back of the garage, with a path that extends

around the entire plot. The rear garden is thoughtfully designed with a patio area ideal for outdoor dining and a lawned section perfect for relaxation. Fully enclosed by timber fencing, the garden offers complete privacy, making it a peaceful and secure outdoor retreat.

**Double Garage 20'8" x 19'5" (6.32m x 5.92m)**

Double garage with electric roller garage door and door leading to rear of property

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold

Council tax band: TBC

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is None over Voice and Data. Three is None over Voice and Data. O2 is Limited over Voice and Data. Vodafone is None over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No  
Planning permission: Unaware - Please check the South Holland Planning Portal.  
Accessibility and adaptations: No  
Coalfield or mining area: No  
Energy Performance rating: B85

### **Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### **Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

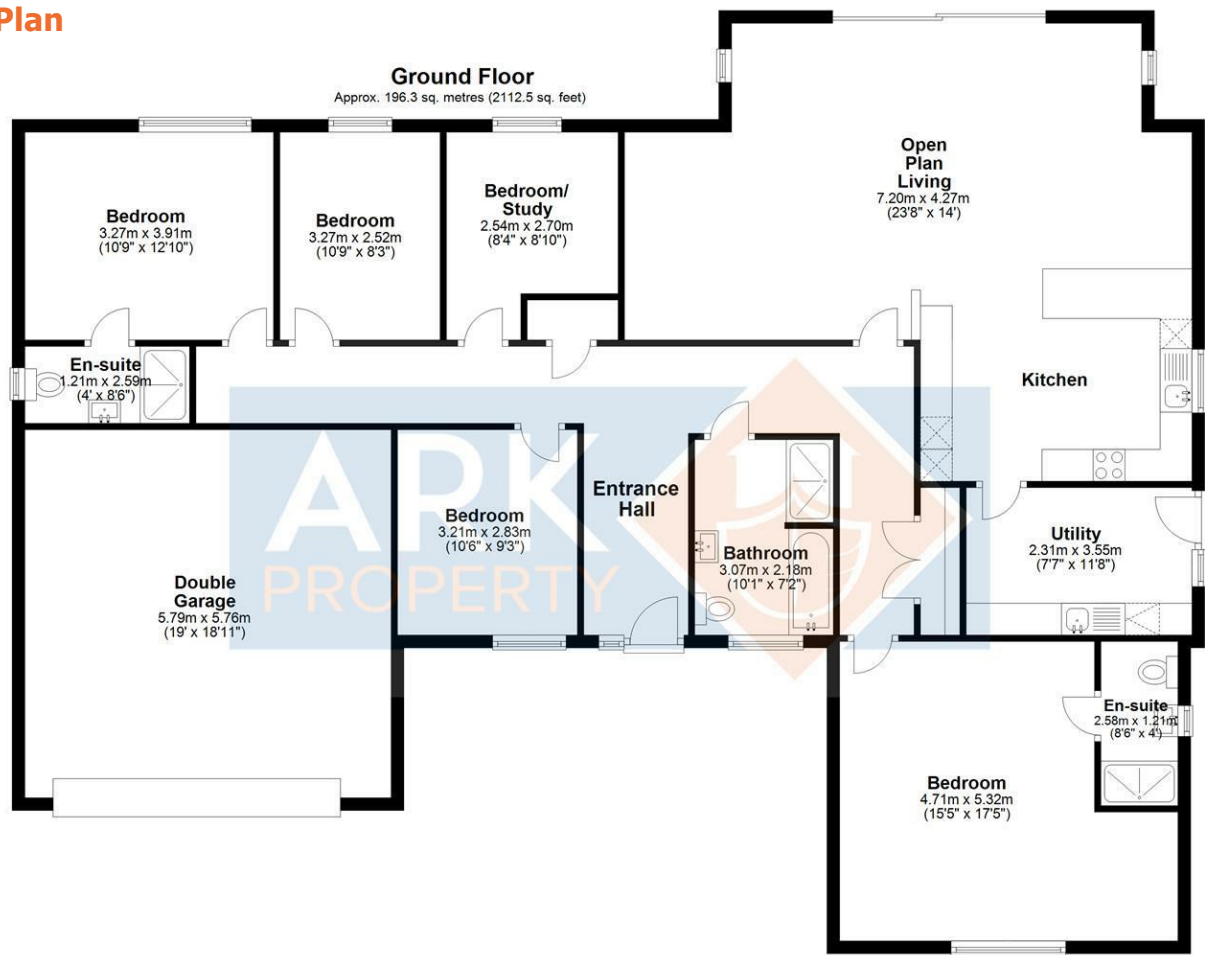
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



Floor Plan



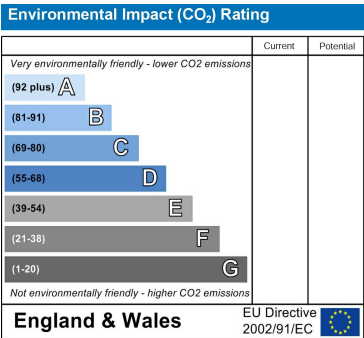
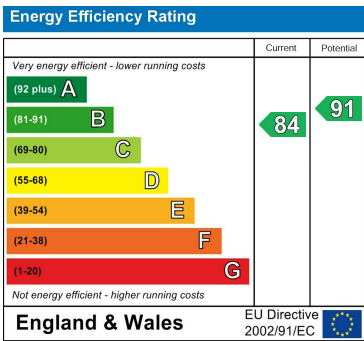
Total area: approx. 196.3 sq. metres (2112.5 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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