



## Herons Way Marsh Road, Weston, PE12 6HH

**£590,000**

- Spacious 2,200 sq ft four-bedroom detached home in a superb rural setting ideal for multigenerational living.
- Open field views to the front and riverside walks along the River Welland just a short stroll away.
- Four double bedrooms including a principal bedroom with en-suite, plus a family bathroom.
- Generous ground floor layout with modern kitchen-diner, utility and shower room, lounge, dining room and sitting room.
- Set within approximately 1.6 acres of grounds offering privacy and excellent outdoor space and annexe potential.
- Huge potential for further development or landscaping, subject to the necessary permissions.



## Herons Way, Marsh Road – A Superb Rural Opportunity on the Edge of Spalding

Set in a glorious rural position with open field views to the front and riverside walks along the Welland just moments away, Herons Way offers an impressive and versatile detached family home extending to around 2,200 sq ft. Ideal for multigenerational living.

The spacious accommodation includes four double bedrooms on the first floor, with an en-suite to the principal bedroom and a family bathroom. Downstairs, an inviting entrance hall leads to a modern kitchen-diner with adjoining utility and shower room, along with a comfortable lounge, dining room, and an additional sitting room—perfect for flexible family living.

Occupying approximately 1.6 acres, the grounds are a true highlight, providing exceptional space, privacy, and superb potential for further development or landscaping and annexe potential (subject to the necessary consents).

A rare opportunity to secure a substantial home in a peaceful countryside setting, yet conveniently close to Spalding's amenities—early viewing is highly recommended.

### Entrance Hall 11'11" x 6'5" (3.65m x 1.97m)



Front entrance door with glazed panel. Radiator. Stairs to first floor landing. Carpeted.

### Sitting Room 17'2" x 15'3" (5.25m x 4.65m)



2 UPVC windows to front. Radiator. Carpeted.

### Dining Room 14'7" x 14'6" (4.46m x 4.43m)



2 UPVC windows to front. UPVC window to side. Carpeted. Radiator. Wall mounted consumer unit.



**Lounge 21'2" x 13'1" (6.46m x 4.01m)**



2 UPVC windows to front. Full height UPVC picture window to rear. 2 radiators. Open fireplace with marble surround.



**Kitchen/Diner 13'0" x 21'1" (3.98m x 6.43m)**



Picture window and second UPVC window to rear.

Composite rear entrance door with glazed panel. Matching range of base and eye level units. Integrated dishwasher. Sink unit with mixer tap and tiled splashbacks. Halogen hob with multi speed cooker hood. Twin electric ovens. Twin microwave combi ovens. Integrated full height and half height refrigerators and freezer. 4 full height shelved gliding retractable cupboards. Laminate flooring.



**Utility Room 13'5" x 8'5" (4.11m x 2.57m)**



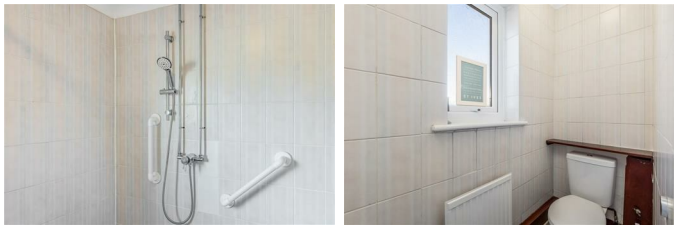
UPVC window and door to rear. Matching base and eye level units with worktop over. Stainless steel sink unit with mixer tap. Plumbing and space for washing machine and tumble dryer. Tiled splashbacks. Laminate flooring. Access to loft space. Built in storage cupboard.



**Wet Room 10'4" x 6'4" (3.15m x 1.95m)**



UPVC window to rear and side. Non slip flooring with self drain. Fitted shower unit with hand rail and curtain. Fully tiled walls. Pedestal wash hand basin. Toilet. Radiator.



**First Floor Landing 15'1" x 9'9" (4.61m x 2.99m)**

UPVC window to front. Radiator. Access to loft space. Airing cupboard.



**En-suite 6'0" x 8'1" (1.84m x 2.47m)**



Fully tiled walls. Shower cubicle with fitted shower. Toilet. Pedestal wash hand basin. Shaver point. Extractor fan.

**Bedroom 1 10'5" x 14'7" (3.20m x 4.45m)**



2 UPVC windows to front. Carpeted. Radiator.

**Bedroom 2 9'6" x 13'1" (2.91m x 4.01m)**



2 UPVC windows to front. Double wardrobe with courtesy light. Radiator. Carpeted.





**Bedroom 3 8'9" x 13'1" (2.69m x 4.00m)**



UPVC window to rear. Radiator. Double wardrobe. Carpeted.

**Bedroom 4 11'0" x 11'3" (3.37m x 3.45m)**

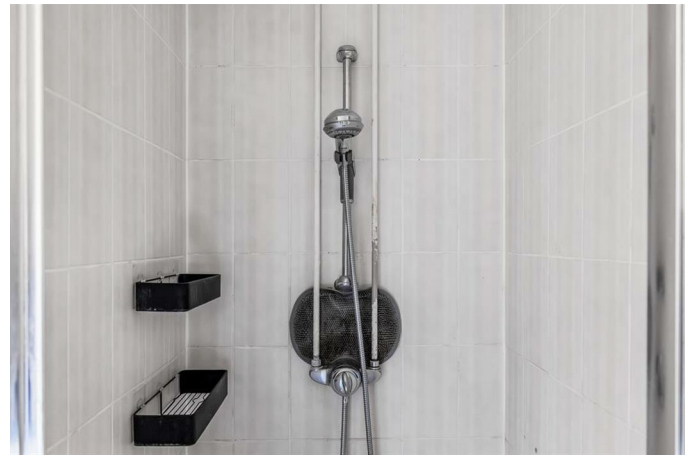


UPVC window to rear. Single wardrobe with courtesy light. Radiator. Carpeted.

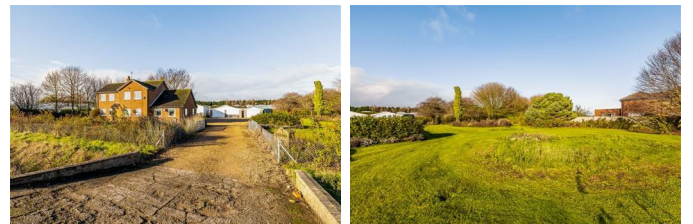
**Bathroom 5'8" x 11'0" (1.75m x 3.37m)**



UPVC window to rear. Three piece suite comprising tiled shower cubicle with fitted shower. Pedestal wash hand basin. Toilet. Shaver point. Fully tiled walls. Radiator. Extractor fan.



**Outside**



Extensive lawns with generously stocked borders of bushes, plants, shrubs, flowers and trees. Pathways with metal gates and fenced segregation (primarily for dogs). Twin metal farm style gates opening on to an extensive gravelled driveway and turning bay with multiple parking for a variety of vehicles.





**Double Garage 24'0" x 26'2" (7.33m x 8.00m)**



Rendered concrete sectional construction with pitched roof. Twin up and over doors. Windows to side. Concrete base. Power and lighting.

**Single Garage 24'0" x 13'1" (7.33m x 4.00m)**



Of similar construction. Up and over door. To the side of this there is a water irrigation tank with an automated system and a large oil storage tank on breeze block pillars.

**Summer House 10'0" x 10'0" (3.05m x 3.05m)**



Cedarwood style summerhouse with power and lighting.



**Static caravan**



A modern and well presented two bedroom unit with open plan kitchen dining space.



**Open Plan Living 20'8" x 12'7" (6.30m x 3.84m)**



Windows to front and side. French doors opening to front. Carpeted.

**Kitchen**

Door and window to side. Matching base and eye level units. Integrated hob with oven and grill under. Extractor hood. Sink unit with drainer and mixer tap. Built in fridge and freezer.

**Bedroom 1 10'4" x 8'4" (3.17m x 2.55m)**



Window to side. Built in wardrobes.

**Cloakroom**



Window to side. Toilet. Wash hand basin.

**Bedroom 2**

Window to side.

**Bathroom**



Window to side. Shower cubicle with shower over. Toilet. Wash hand basin.

**Property Postcode**

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

**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: D

Annual charge: No

Property construction: Brick built



Electricity supply: Octopus  
Solar Panels: No  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Septic tank  
Heating: Oil central heating  
Heating features: No  
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Unlikely 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 Variable over Voice and Data.

Parking: Driveway, Single and Double Garage  
Building safety issues: Not that we are aware of.  
Restrictions: Not that we are aware of.  
Public right of way: Not that we are aware of.  
Flood risk: Surface water - very low. Rivers and the sea - very 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: Please refer to South Holland District Council Planning Portal for any planning applications.  
Accessibility and adaptations: Not that we are aware of.  
Coalfield or mining area: No  
Energy Performance rating: D61

### 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.

### Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### 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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



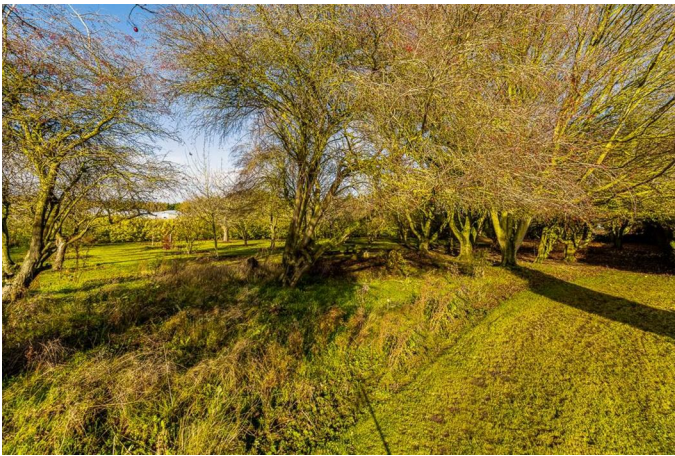






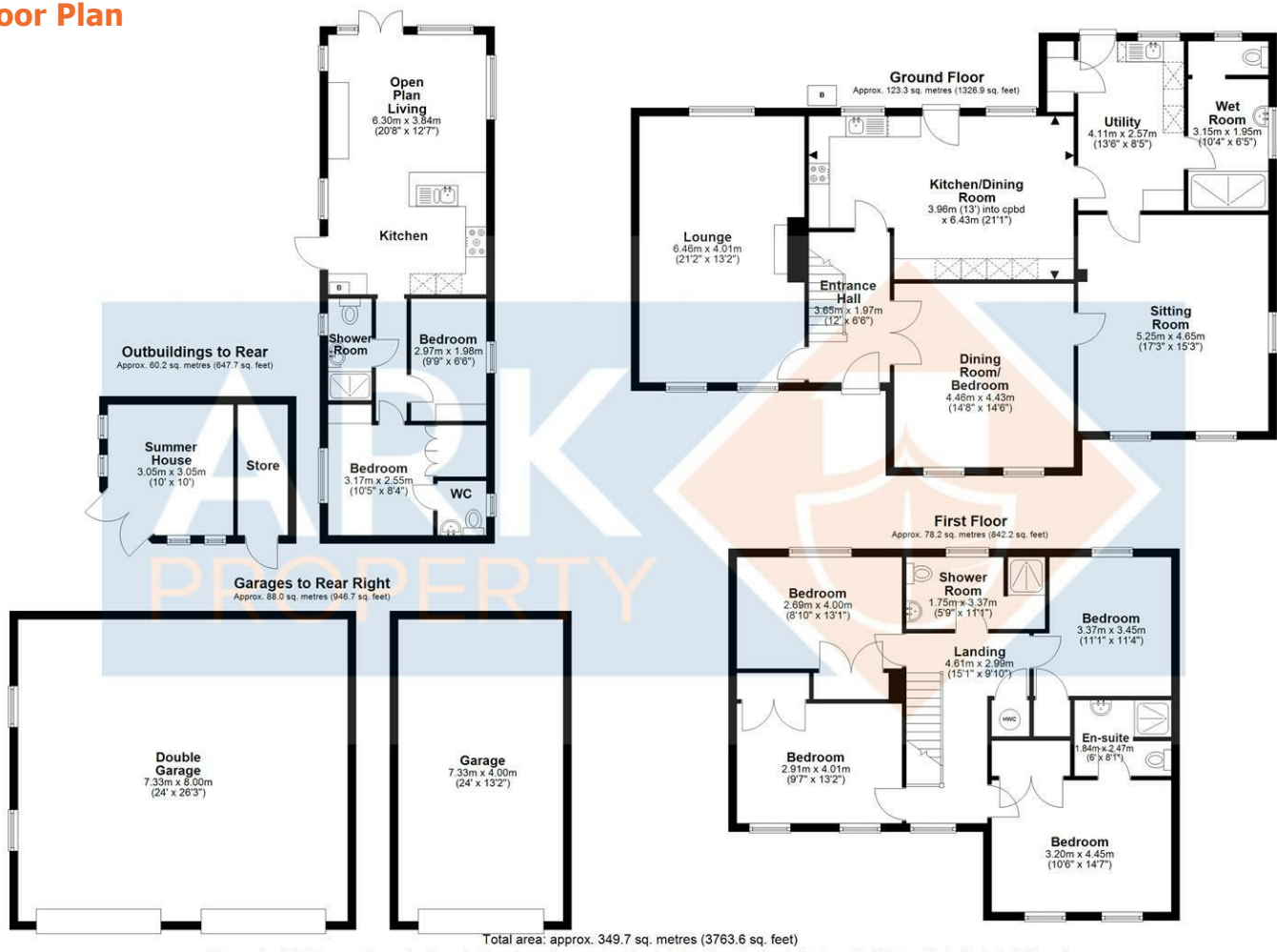






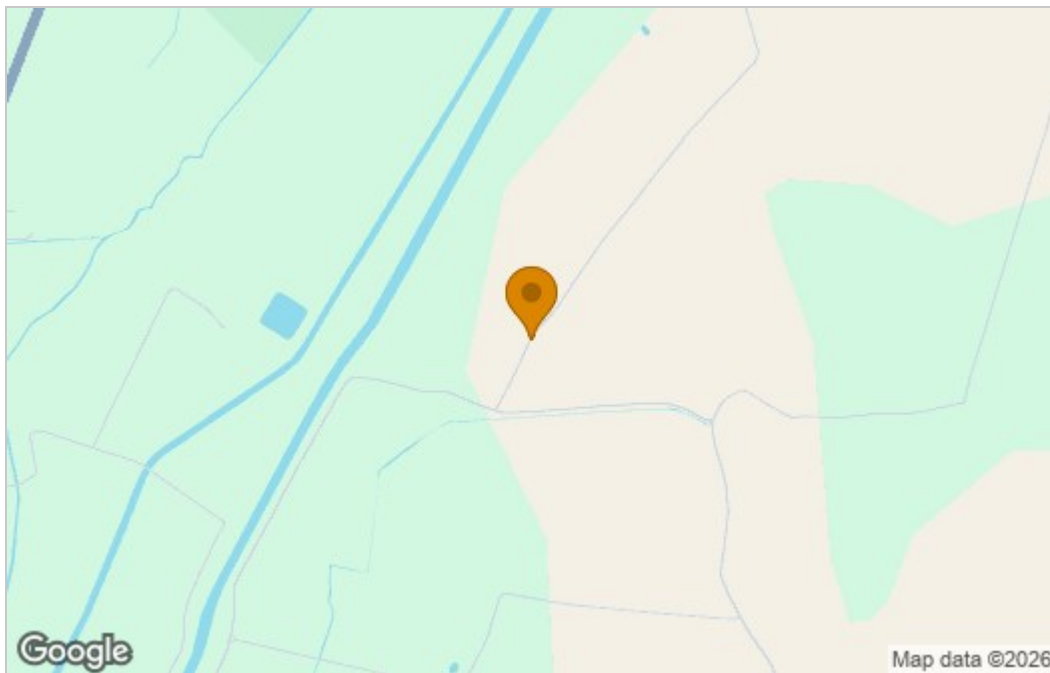


## Floor Plan



All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part of any contract.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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