



£280,000

Something a little different, this beautifully extended semi-detached home is located on the ever-popular Greenfields development in Weston. Just a short walk from the local shop and pub, the property offers both convenience and community living.

From the moment you step through the door, the home has a welcoming feel, with a great flowing layout and a stunning rear extension that has been perfectly designed to suit a growing family. Externally, the partially converted garage provides excellent additional space, ideal for a home office or gym, while to the rear is a beautifully landscaped garden, perfect for relaxing and entertaining.

Viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Entrance Hall

UPVC door to front. Radiator. Stairs to first floor landing. Wood effect flooring.

Cloakroom



Toilet. Wash hand basin. Wall mounted heated towel rail. Wood effect flooring.

Lounge 14'7" x 15'1" (4.46m x 4.62m)



UPVC window to rear. French doors opening to garden. Radiator. Wood effect flooring.

Kitchen/Dining Room 8'6" x 17'10" (2.61m x 5.46m)



UPVC window to front and rear Matching base and wall units. Stainless steel sink and drainer with mixer tap. Integrated hob and oven with extractor over. Radiator. Integrated fridge/freezer. Integrated dishwasher. Built in double storage cupboard with space and plumbing for washing machine. Wood effect flooring.

Bedroom/Lounge 10'9" x 10'1" (3.30m x 3.09m)



UPVC window to front. Radiator. Carpeted.

Bedroom 6'5" x 10'2" (1.98m x 3.10m)



Radiator. Carpeted.

First Floor Landing 9'1" x 9'4" (2.78m x 2.86m)



Built in airing cupboard. Carpeted.

Bedroom 1 10'2" x 9'8" (3.11m x 2.97m)



UPVC window to front. Radiator. Carpeted.

En-suite 4'9" x 4'11" (1.47m x 1.52m)



UPVC window to front. Shower cubicle with shower. Wash hand basin. Toilet. Partially tiled walls. Wall mounted heated towel rail.

Bedroom 2 11'2" (into alcove) x 10'1" (3.42m (into alcove) x 3.09m)



UPVC window to front. Radiator. Carpeted.

Bedroom 3 7'0" x 8'7" (2.15m x 2.64m)



UPVC window to rear. Radiator. Carpeted.

Bathroom 6'0" x 6'10" (1.84m x 2.09m)



UPVC window to rear. Toilet. Wash hand basin. Panelled bath. Partially tiled walls. Wall mounted heated towel rail.

Outside



The rear garden is enclosed by timber fencing. Lawn area. Patio seating area.

Office/Gym 6'11" x 9'2" (2.12m x 2.81m)



Spot lighting. Wood effect flooring.

Garage 9'3" x 10'0" (2.84m x 3.06m)

Up and over door to front. Power and light connected.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: B
Annual charge: No
Property construction: Brick built
Electricity supply: Mains
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 Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited 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 Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. 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: No

Coalfield or mining area: No

Energy Performance rating: B84

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

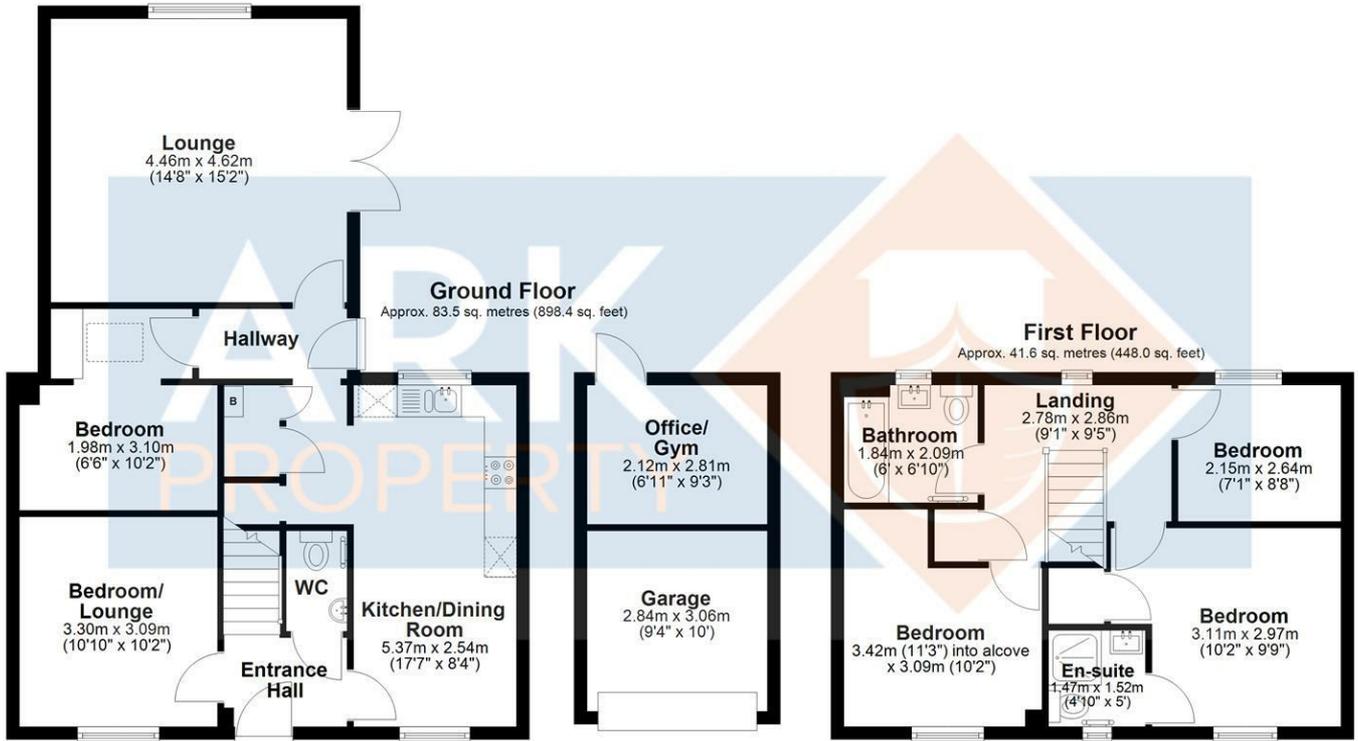
We can also offer full Financial and Solicitor services.

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.

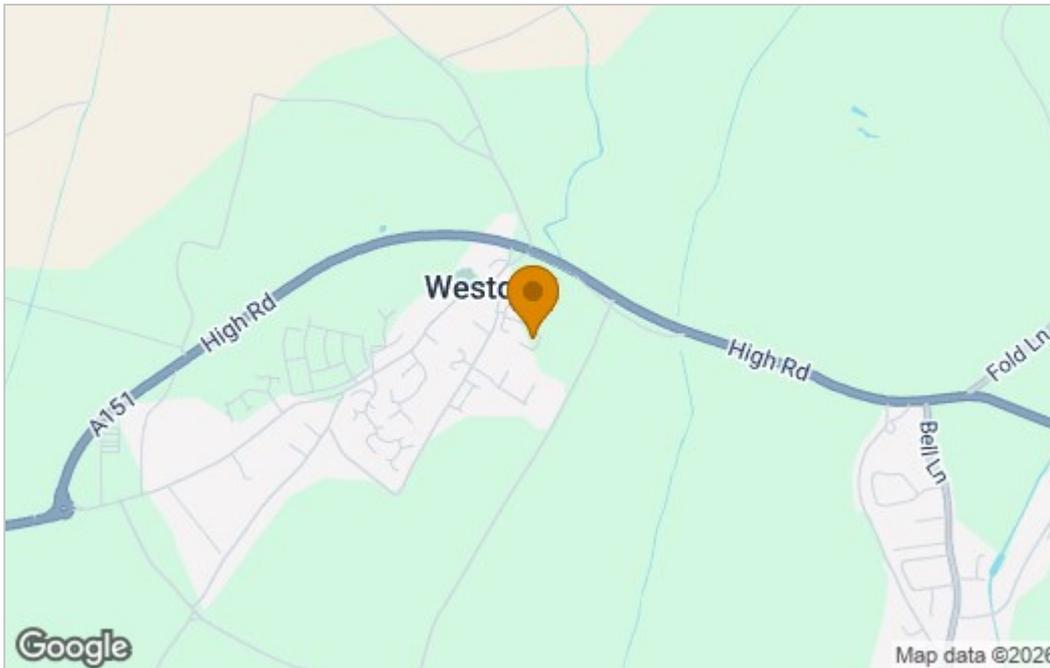
Floor Plan



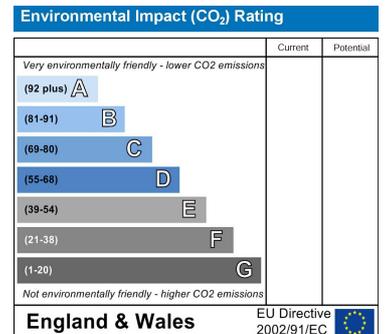
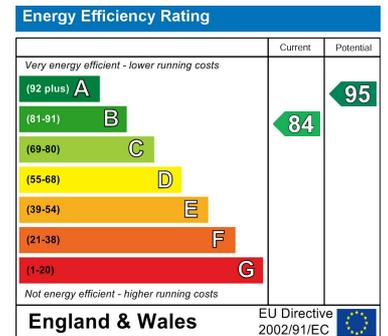
Total area: approx. 125.1 sq. metres (1346.4 sq. feet)

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 any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

