



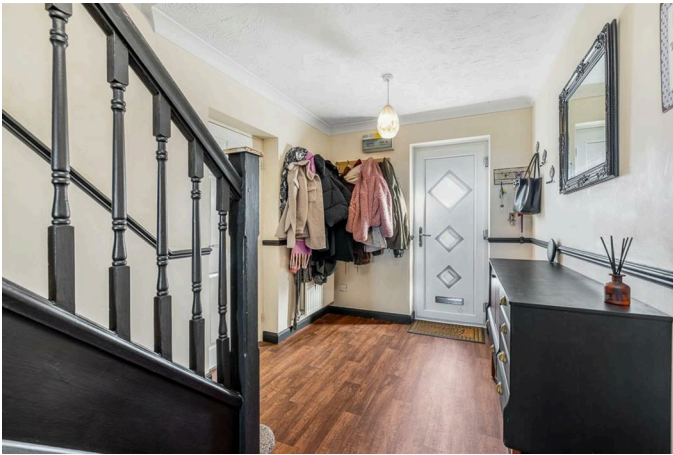
58 Austendyke Road, Weston Hills, PE12 6BX

£260,000

- Countryside views
- Popular village location within a short drive to Spalding
- Ample off road parking
- Garage conversion
- 3/4 bedrooms
- Low maintenance rear garden
- Well presented throughout
- Nice flowing layout
- Good size bedrooms
- Open plan living at its best

Set in the popular village of Weston Hills, this linked detached home offers a warm and welcoming feel from the moment you arrive. Designed with family living in mind, the layout flows beautifully and provides plenty of space for a growing household. The property features three comfortable bedrooms, with the flexibility of a fourth room to suit your needs – whether as a study, playroom, or extra bedroom. One of the home's standout features is its stunning outlook across the open Lincolnshire countryside, creating a real sense of peace and space. With its blend of practicality and charm, this home is one not to be missed. Book your viewing today to appreciate all it has to offer.

Entrance Hall 16'0" x 7'4" (4.89m x 2.26m)



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

Lounge 17'5" x 11'10" (5.33m x 3.63m)



UPVC window to front. Radiator. Feature fireplace with surround. Carpeted.

Kitchen 9'7" x 23'0" (2.93m x 7.03m)



UPVC window to rear. Sliding doors to conservatory. Matching base and eye level units with work surfaces over. Partially tiled walls. Sink unit with drainer and mixer tap over. Space for free standing cooker. Space and plumbing for dishwasher. Space for fridge/freezer. Tiled effect flooring.

Utility Room 9'7" x 5'10" (2.93m x 1.78m)



UPVC window and door to rear. Space and plumbing for washing machine and tumble dryer.

Conservatory 9'6" x 7'6" (2.92m x 2.31m)



Of UPVC and brick construction with poly carbonate roof. Ceiling fan. Door to side. Tiled flooring.

Study/Bedroom 11'2" x 8'5" (3.42m x 2.57m)



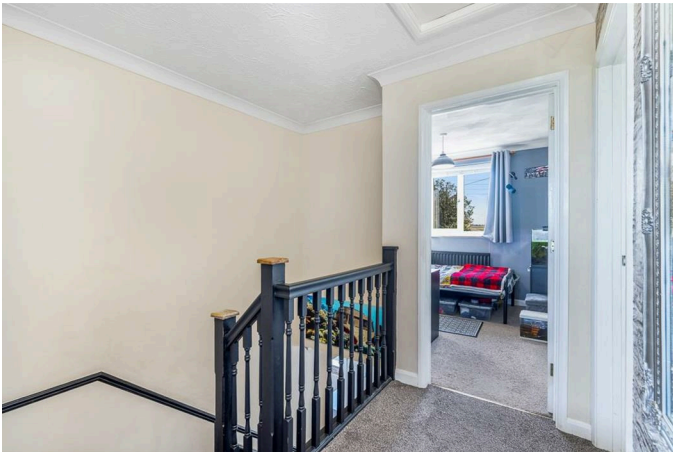
UPVC window to front. Radiator. Carpeted.

Cloakroom 3'11" x 8'7" (1.20m x 2.62m)



Toilet. Wash hand basin. Carpeted.

First Floor Landing 9'4" x 8'4" (2.87m x 2.55m)



Doors to bedrooms and bathroom.

Bedroom 1 16'0" x 10'9" (4.88m x 3.30m)



UPVC window to front. Radiator. Carpeted.

Bedroom 2 11'4" x 10'9" (3.46m x 3.30m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 3 9'1" x 8'4" (2.77m x 2.55m)



UPVC window to front. Radiator. Carpeted.

Bathroom 6'9" x 8'7" (2.08m x 2.63m)

UPVC window to rear. Panelled bath with shower attachment over. Wash hand basin. Toilet. Partially tiled walls. Tiled flooring.

Outside

The front of the property has a gravel driveway with parking for several vehicles. Gated access to rear garden.

The rear garden is enclosed by timber fencing. Gravel area. Patio area. Lawn area. Overlooking fields to the rear. Timber shed.

Property Postcode

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

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: C

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Oil 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 Limited 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 Variable over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

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: No

Coalfield or mining area: No

Energy Performance rating: D63

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.

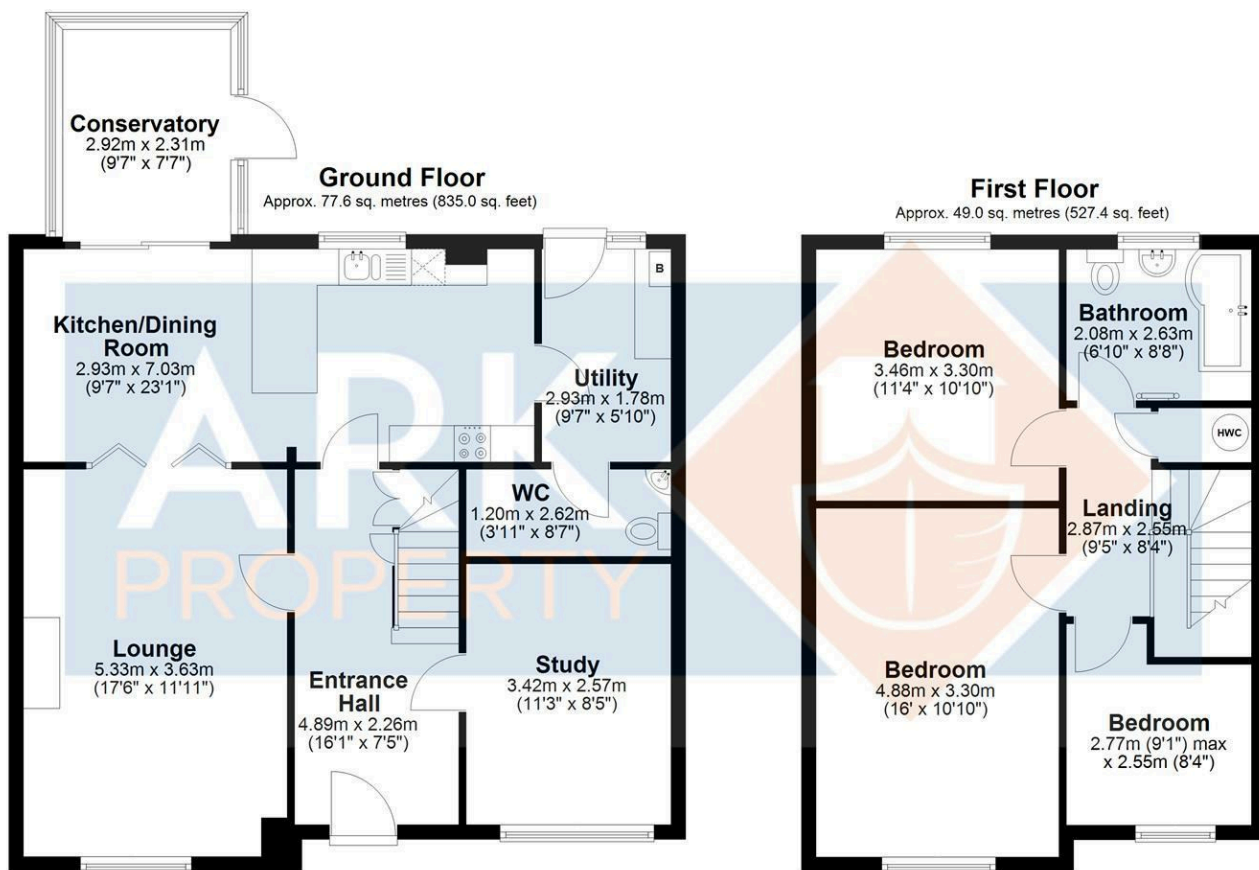
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

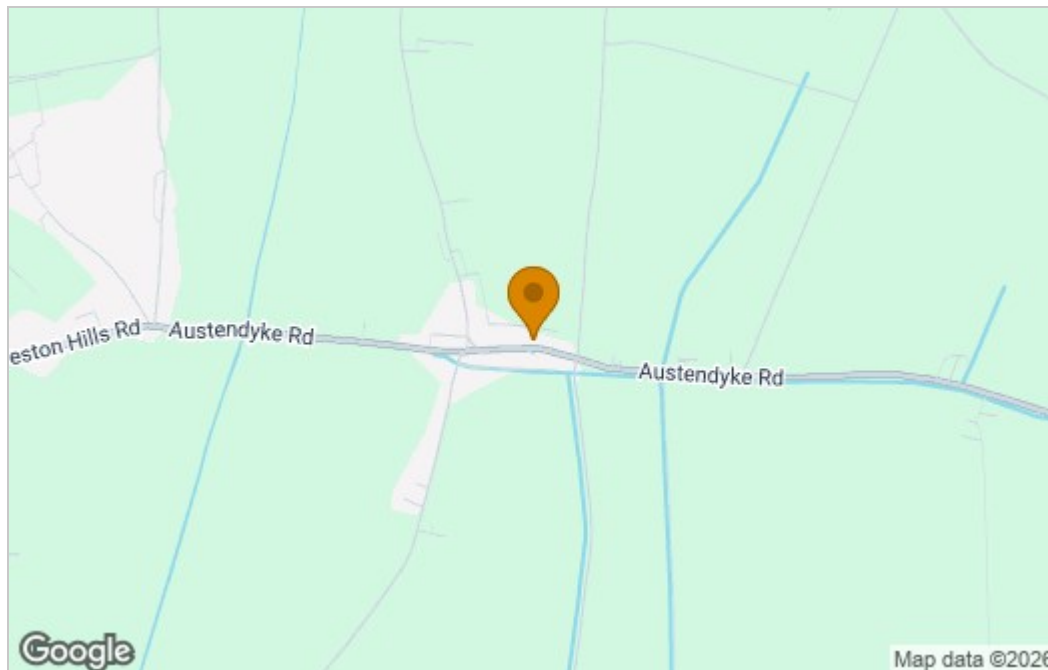


Total area: approx. 126.6 sq. metres (1362.4 sq. feet)

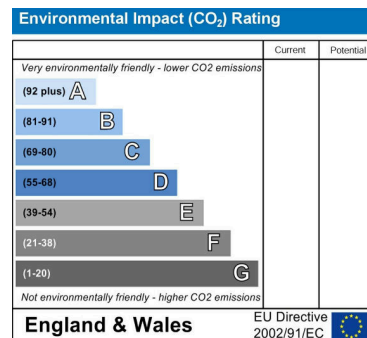
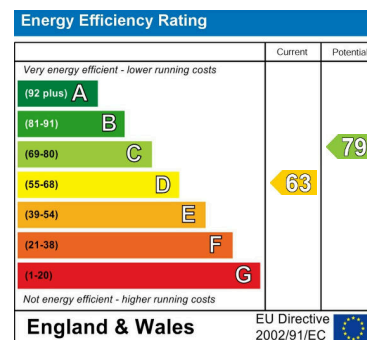
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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