



## 22 Walter Dring Way, Weston, PE12 6SQ

**£220,000**

- Nearly new three-bedroom semi-detached Persimmon home
- Improved beyond original new build specification
- Stylish lounge with media wall and integrated fireplace
- Modern kitchen diner with integrated appliances
- Ensuite to main bedroom plus family bathroom
- Off-road parking and enclosed rear garden with patio and pergola
- Offered for sale with no onward chain

This nearly new three-bedroom semi-detached home, built by Persimmon, is situated in the popular village of Weston and is offered for sale with no onward chain. The property has been thoughtfully improved beyond the original new build specification, creating a stylish and well-presented home.

The accommodation comprises an entrance hall with WC featuring recently installed wall panelling, a contemporary lounge with media wall and integrated fireplace, and a modern kitchen diner with integrated appliances and doors opening onto the rear garden.

Upstairs, there are three well-proportioned bedrooms, including a main bedroom with ensuite, along with a family bathroom.

Externally, the property benefits from off-road parking to the front and an enclosed rear garden, enhanced by an extended patio and an additional seating area with pergola—ideal for outdoor entertaining.

### Entrance Hall



Composite glazed entrance door. Skimmed ceiling. Radiator. Doors to WC and lounge.

### Cloakroom



PVC double glazed window to front. Skimmed ceiling. Vinyl flooring. Half height wall panelling. Radiator. Wall mounted electric consumer unit. Fitted close coupled toilet with push button flush. Wall mounted wash hand basin with chrome mixer tap and tiled splash back.

### Lounge 16'2" x 13'1" (4.93m x 4.01m)



PVC double glazed window to front. Skimmed ceiling. Radiator. Built in media wall with integrated electric fire. Stairs to first floor landing. Doors to kitchen/diner.



**Kitchen/Diner 8'2" x 16'1" (2.50m x 4.91m)**



PVC double glazed window and door to rear. Skimmed ceiling. Vinyl flooring. Radiator. Built in understairs storage cupboard. Wall mounted mains gas central heating boiler. Fitted with a matching range of base and eye level units with roll edge work surface and tiled splash backs. Four ring gas hob with stainless steel extractor hood over. Integrated oven and grill under. Stainless steel sink drainer with chrome mixer tap. Integrated fridge and freezer. Integrated dishwasher.

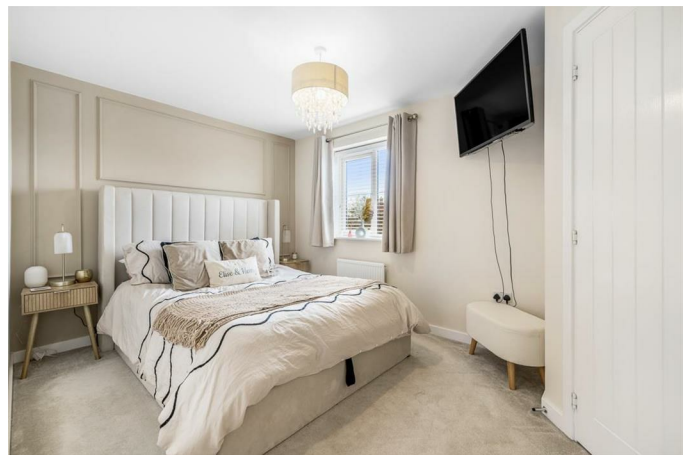


**First Floor Landing**



Skimmed ceiling. Loft access. Built in airing cupboard with hanging rail. Doors to bedrooms and bathroom.

**Bedroom 1 8'11" x 12'7" (2.73m x 3.86m)**



PVC double glazed window to front. Skimmed

ceiling. Radiator. Wall panelling. Built in over stairs storage cupboard with hanging rail. Door to en-suite.

**En-suite 4'11" x 5'5" (1.52m x 1.67m)**



PVC double glazed window to front. Skimmed ceiling. Extractor fan. Radiator. Vinyl flooring. Fitted glazed shower cubicle with glass folding door and mains shower. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap.

**Bedroom 2 8'4" x 9'6" (2.55m x 2.91m)**



PVC double glazed window to rear. Skimmed ceiling. Radiator.

**Bedroom 3 8'3" x 6'2" (2.54m x 1.89m)**



PVC double glazed window to rear. Skimmed ceiling. Radiator.

**Bathroom 6'10" x 6'0" (2.09m x 1.85m)**



PVC double glazed window to side. Skimmed ceiling. Extractor fan. Vinyl flooring. Radiator. Fitted panelled bath with chrome mixer tap. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap.

**Outside**

There is off road parking to the front of the property for 2 vehicles. Side gated access leading to the rear garden.

The rear garden is enclosed by timber fencing. Laid to lawn with extended patio seating area. Further seating area with pergola to the rear of the garden. There is outside light, cold water tap and timber shed.

### Property Postcode

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

### 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: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Independent water supply network

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

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: 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**

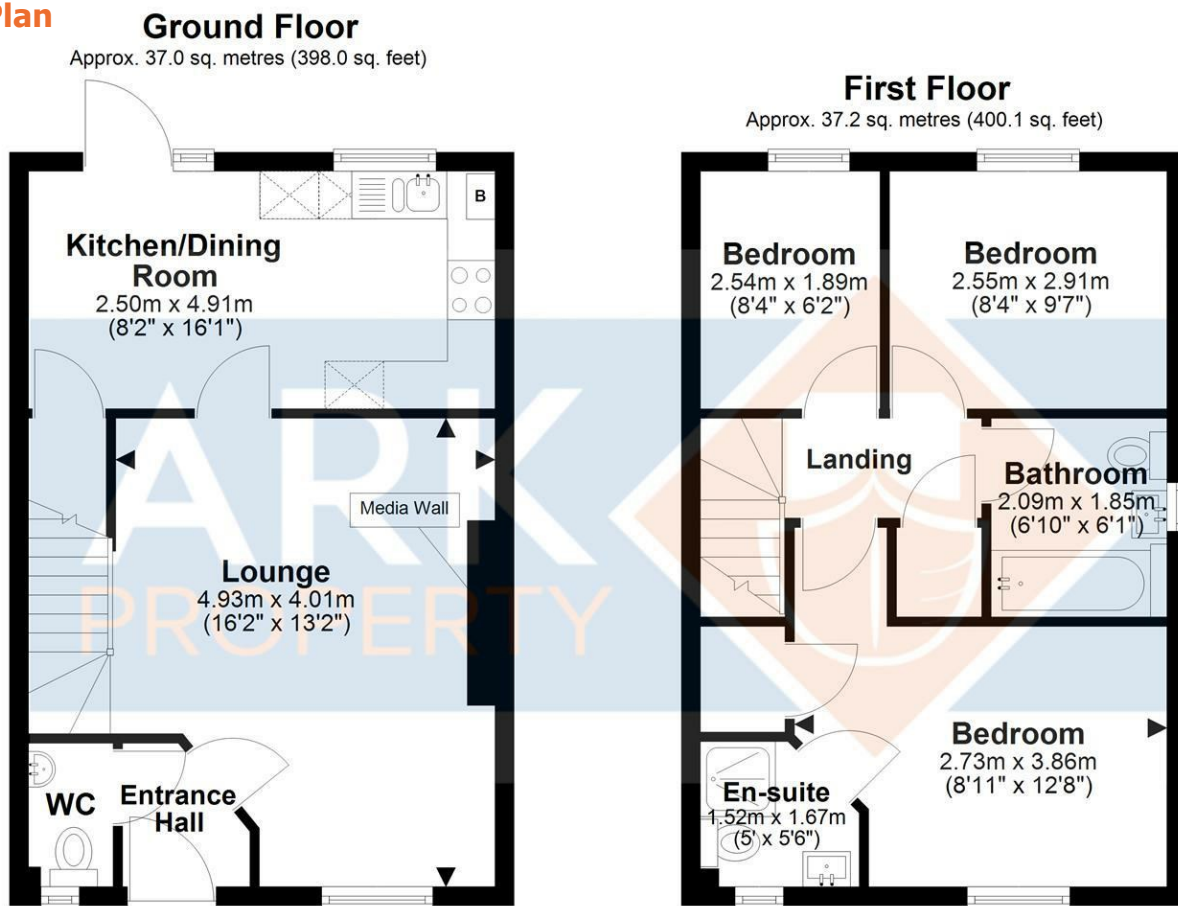
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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







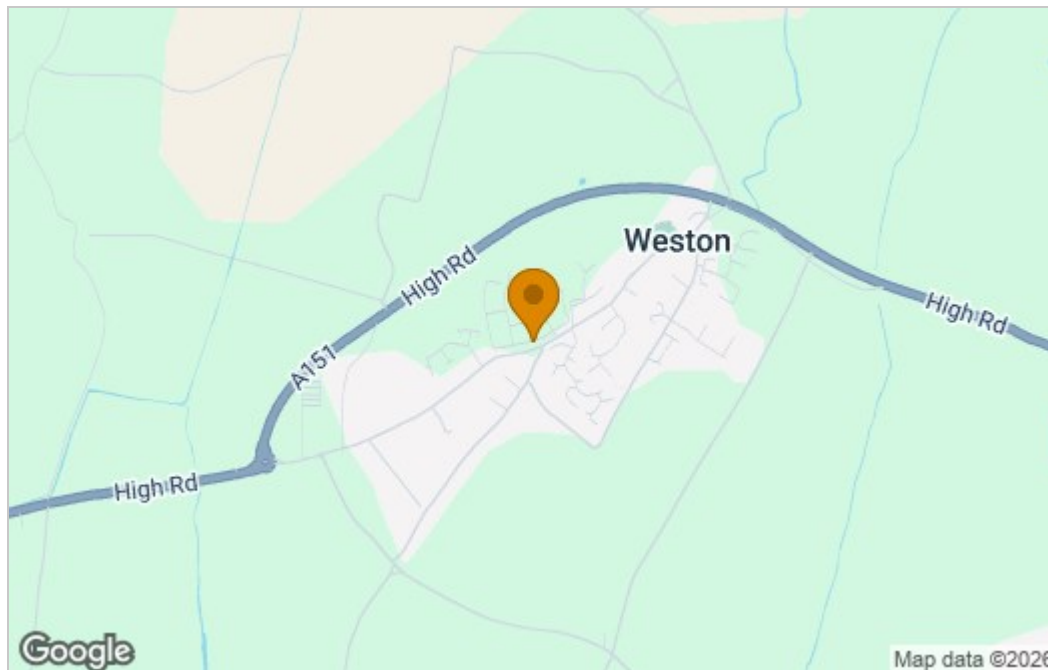
**Floor Plan**



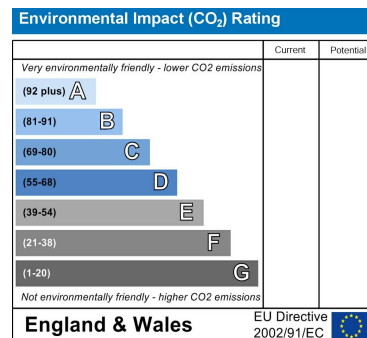
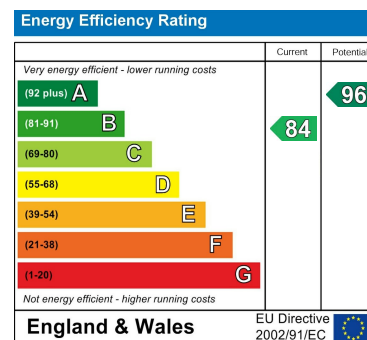
Total area: approx. 74.1 sq. metres (798.0 sq. feet)

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

**Area Map**



**Energy Efficiency Graph**



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