



30 Austendyke Road, Weston Hills, PE12 6BX

£350,000

- Measuring over 2000 sq ft
- Three large bedrooms
- Bedroom one with en-suite and dressing room
- Beautiful garden room
- Spacious living areas
- Three reception rooms
- Ample off road parking to side
- Envious entrance hall and landing space
- Neutral decor throughout
- Sold with no forward chain

Beautiful Detached Family Home in the Sought-After Village of Weston Hills

Situated in the popular village of Weston Hills, this stunning detached home offers over 2,000 sq ft of well-presented living accommodation and is available with no onward chain.

Having been thoughtfully extended over the years, the property now provides spacious and versatile living throughout. The impressive entrance hall creates a wonderful first impression and offers the perfect setting for a large family Christmas tree.

The accommodation comprises three generous reception rooms, ideal for family living, entertaining, or home working. Upstairs, there are three large bedrooms, including a superb principal bedroom featuring a dressing room and a convenient en-suite shower room.

Externally, the property benefits from a wrap-around garden, providing ample outdoor space to enjoy, along with a substantial double garage.

Combining character, space, and practicality, this exceptional family home is a rare opportunity in a highly desirable village location.

Entrance Porch

Door to front with glazed side panels. Door to entrance hall.

Entrance Hall 11'10" x 13'3" (3.62m x 4.05m)



Stairs to first floor landing. Under stairs storage cupboard. Radiator.



(photo generated to show how the entrance hall could look at Christmas)

Lounge 18'9" x 14'0" (5.72m x 4.27m)



Bay window to front and window to side. Three radiators. Feature fireplace with surround.



Kitchen 9'4" x 13'1" (2.87m x 4.00m)



Window to rear. Fitted with a matching range of base and eye level units with worktops over. Sink unit with mixer tap.. Electric double oven. Five ring gas (LPG) with cooker hood over. Plumbing and space for dishwasher. Radiator. Built in pantry cupboard with shelving.



Breakfast Room 10'8" x 8'9" (3.27m x 2.68m)



French doors leading to garden. Radiator.



Utility Room 6'3" x 4'9" (1.92m x 1.46m)



Door and window to side. Sink unit with drainer and mixer tap. Space and plumbing for washing machine and tumble dryer.

Shower Room 3'10" x 11'10" (1.19m x 3.63m)



Window to rear. Shower cubicle. Wash hand basin set in vanity unit. Toilet. Extractor fan.

Dining Room 17'11" x 11'11" (5.47m x 3.65m)



Bay window to front. Window to side. Two radiators.



Garden Room 13'3" x 13'6" (4.04m x 4.14m)



Two Velux windows. Windows to front and side. French doors to the rear garden with glazed side panels. Radiator.

First Floor Landing 11'10" x 13'1" (3.63m x 4.00m)



Window to front. Radiator. Doors to bedrooms.

Bedroom 1 18'8" x 13'11" (5.71m x 4.26m)



Window to front and windows to side. Radiator.



Dressing Room 10'8" x 6'9" (3.26m x 2.08m)



Window to rear. Fitted wardrobes with hanging rails and shelving. Radiator.

Bedroom 2 12'5" x 11'11" (3.81m x 3.64m)



Bay window to front. Fitted wardrobes with hanging rails and shelving. Radiator.

En-suite 10'7" x 6'9" (3.25m x 2.07m)



Window to side. Shower cubicle. Wash hand basin set in vanity unit. Bidet. Toilet. Extractor fan. Half tiled walls.

Rear Landing



Window to rear. Radiator. Doors to bedroom and bathroom.

Bedroom 3 9'5" x 9'4" (2.89m x 2.87m)



Window to rear. Radiator.

Bathroom 9'4" x 9'11" (2.87m x 3.04m)



Window to side. Corner bath with shower over. Wash hand basin set in vanity unit. Toilet. Partially tiled walls. Extractor fan. Radiator. Built in airing cupboard.

Outside



The front of the property has a lawn area with established borders. Pathway leading to the front door. The driveway provides off road parking for multiple vehicles leading to the double garage. The rear garden is enclosed by timber fencing. Lawn area with well stocked borders. Patio seating areas. Cabinet housing the LPG bottles. Outside lighting. External power sockets. Oil tank. Storage area to the rear of the garage.



Double Garage 17'10" x 17'6" (5.45m x 5.35m)



Electric roller vehicular door to front. Side personnel door. Power and light connected. Solar inverter.

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: Eon

Solar Panels: Yes, 8 panels owned by the property.

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 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 Double 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: C69

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.

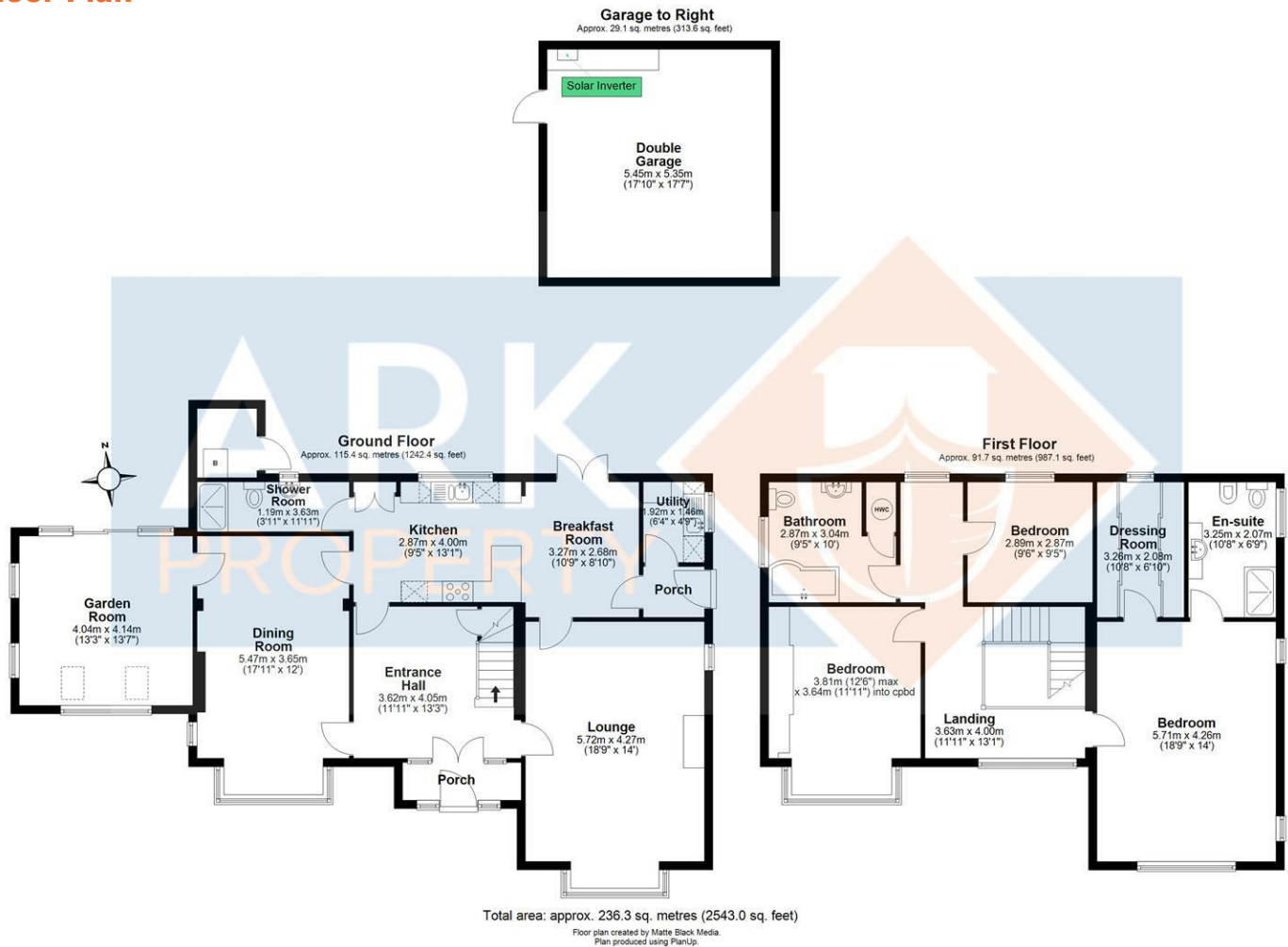
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

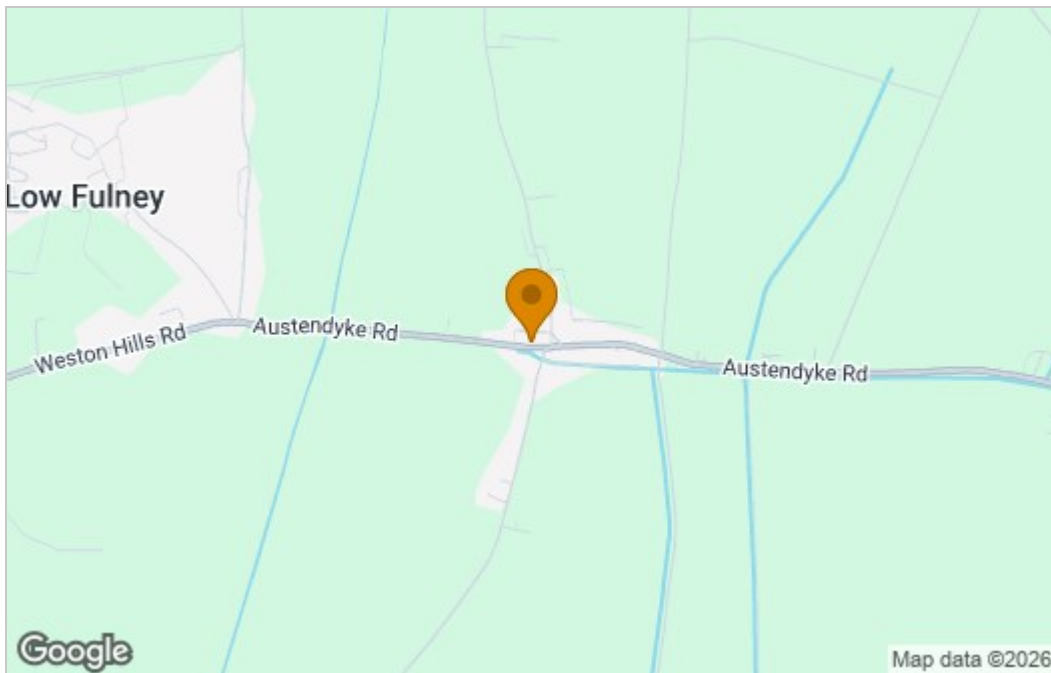
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satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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