ARK PROPERTY









72 Austendyke Road, Weston Hills, PE12 6BX

£360,000

- Modern three-bedroom detached bungalow in the popular village of Weston Hills
- Contemporary design with striking front elevation cladding and bi-folding doors to the garden
- Spacious lounge, modern kitchen with utility room, WC, en-suite and family bathroom
- Air source heat pump and underfloor heating throughout
- Generous off-road parking and double garage
- Open aspect rear garden with attractive field and countryside views
- 5 Years Left on NHBC Warranty

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6 New Road, Spalding, Lincolnshire PE11 1DQ

A modern three-bedroom detached bungalow situated in the popular village of Weston Hills, enjoying open field views to the rear. Contemporary in design, the property features striking cladding to the front elevation and stylish bi-folding doors opening onto the rear garden, creating a bright and welcoming living environment.

The well-presented accommodation comprises an entrance hall, WC, spacious lounge, modern kitchen with utility room, three bedrooms, including a principal bedroom with en-suite facilities, and a family bathroom. The property further benefits from air source heating and underfloor heating throughout, providing efficient and comfortable living.

Outside, there is generous off-road parking to the front, a double garage, and an open aspect rear garden enjoying attractive countryside views.

Entrance Hall



Composite glazed entrance door to front. Skimmed ceiling. Loft access. Under floor heating. Airing cupboard housing hot water cylinder and slatted shelving.

Kitchen 15'8" x 12'1" (4.79m x 3.69m)



PVC double glazed windows to sides. Skimmed ceiling with recessed spot lights. Tiled flooring with underfloor heating. Fitted with a matching range of base and eye level units with roll edge work surfaces over. Tiled splash backs. Four ring Neff electric hob with extractor hood over. Composite sink and drainer with mixer tap. Integrated Neff eye level oven and grill. Integrated fridge freezer. Integrated dishwasher.



Utility Room 5'9" x 8'3" (1.76m x 2.52m)



Composite glazed door and PVC double glazed window to side. Skimmed ceiling. Extractor fan. Tiled flooring with under floor heating. Fitted base units with stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer.

WC



Skimmed ceiling. Recessed spot lights. Extractor fan. Tiled flooring. Fitted close coupled toilet with push button flush. Pedestal wash hand basin with chrome tap and tiled splash back.

Lounge 13'6" x 18'6" (4.13m x 5.66m)



Bi-fold doors leading to rear garden. Skimmed ceiling. Under floor heating.



Bedroom 1 10'10" x 11'10" (3.31m x 3.61m)



PVC double glazed window to front. Skimmed ceiling. Under floor heating.



En-suite 4'9" x 7'8" (1.46m x 2.35m)



PVC double glazed window to side. Skimmed ceiling. Recessed spot lights. Extractor fan. Tiled flooring. Chrome heated towel rail. Shaver point. Fitted shower enclosure with glass sliding door and thermostatic bar shower. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap.



Bedroom 2 10'0" x 11'11" (3.06m x 3.64m)



PVC double glazed window to rear. Skimmed ceiling. Under floor heating.

Bedroom 3 10'10" x 8'6" (3.31m x 2.61m)



PVC double glazed window to front. Skimmed ceiling. Under floor heating.

Bathroom 10'0" x 7'4" (3.05m x 2.25m)



PVC double glazed window to rear. Skimmed ceiling. Recessed spot lights. Extractor fan. Tiled flooring. Chrome heated towel rail. Fitted panel bath with chrome mixer tap and shower attachment. Close coupled toilet with push button flush. Shaver point. Wash hand basin with chrome mixer tap set in vanity unit with built in storage.

Loft Room

Skimmed and vaulted ceiling. Recessed spot lights. Radiator. Built in eaves storage cupboards. Wall mounted heating controls.

Outside



To the front is a gravel driveway and lawn area. Access to the double garage.
The rear garden is enclosed by timber fencing. Laid to lawn. Patio seating area. Outside lighting and cold water tap available.



Double Garage 18'7" x 18'3" (5.67 x 5.58)

Twin up and over doors to front. Power and light connected.

Additional Information

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

AGENTS NOTE: There is an additional parcel of land adjacent to the bungalow which is owned by the current homeowners under title number: LL401122. This can be available by separate negotiation.

Property Postcode

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

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: 100 Green
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Air source heat pump
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: B82

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.













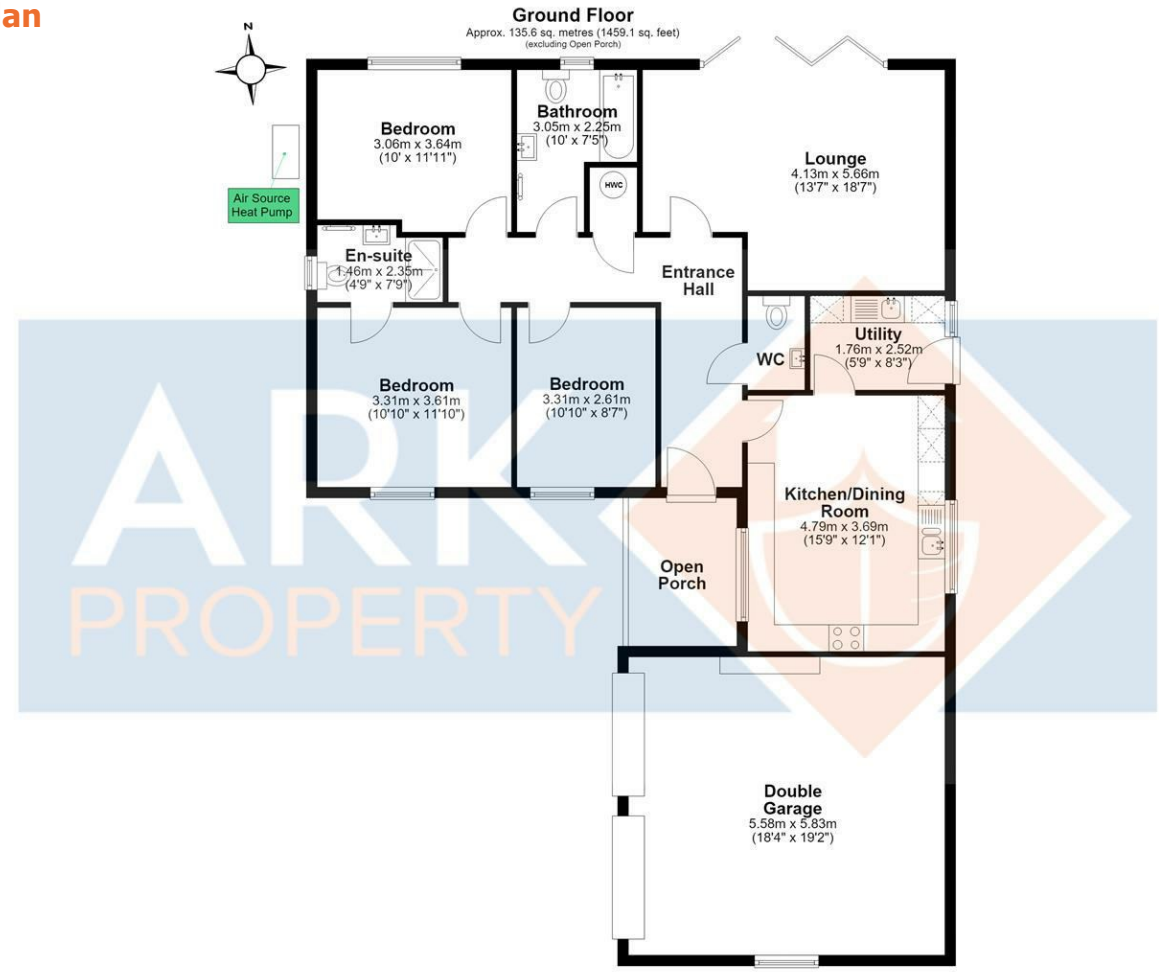








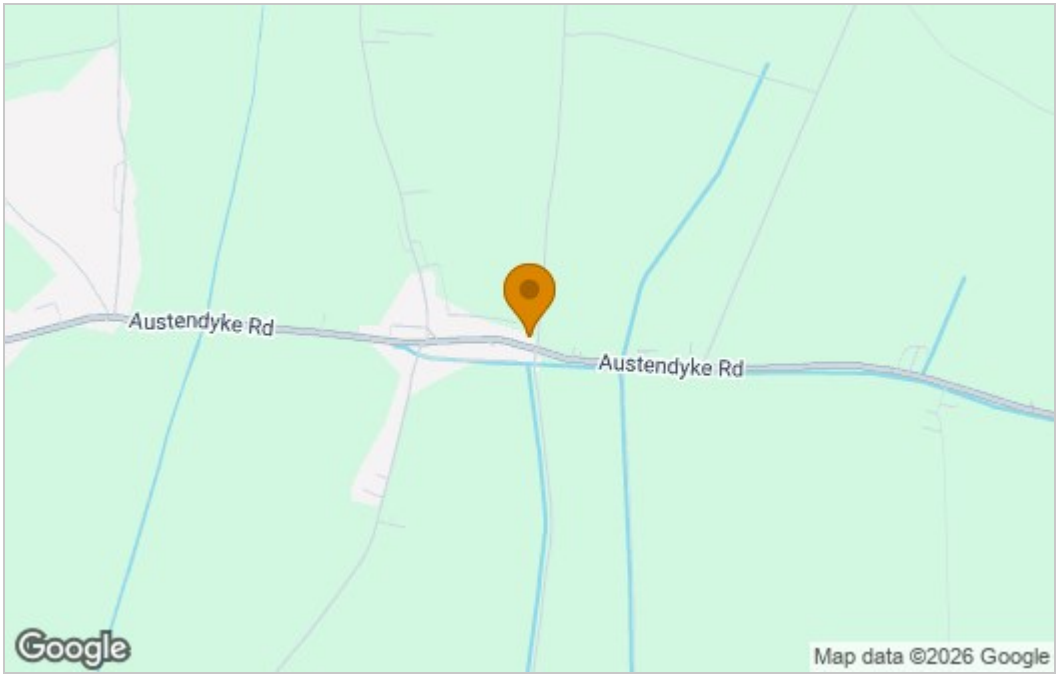
Floor Plan



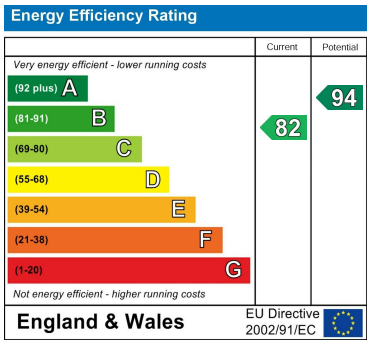
Total area: approx. 135.6 sq. metres (1459.1 sq. feet)

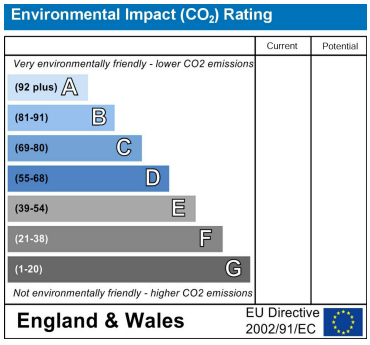
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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