76 Walter Dring Way, Weston, PE12 6SQ

25% Shared Ownership £48,750

- 25% Shared ownership
- Modern estate
- Neutrally decorated throughout
- Off road parking to front
- Open plan kitchen living
- Two bedrooms
- Popular village setting
- Semi detached property

Perfect for a first-time buyer looking to take their first step onto the property ladder, this well-presented modern home is available with a 25% shared ownership share.

Offering a stylish open-plan kitchen and living space, the property provides a bright and contemporary setting that would make a fantastic first home.

Situated on a popular modern development in the sought-after village of Weston, on the outskirts of Spalding, this property is ideally placed for enjoying village life while remaining within easy reach of Spalding and its amenities.

Don’t miss out — book your viewing today!

Entrance Hall

Entrance door to front. Radiator. Wood effect flooring.

Cloakroom

Toilet. Wash hand basin. Tiled splash back. Wood effect flooring.

Lounge 27'11" x 10'0" (8.51m x 3.05m)

French doors to rear. Radiator. Stairs to first floor landing. Wood effect flooring.

Kitchen

Window to front. Matching range of base and eye level units with work surface over. Breakfast bar. Sink unit with drainer and mixer tap. Electric hob with extractor hood over. Built in oven and grill. Space for fridge/freezer. Space and plumbing for washing machine. Wood effect flooring.

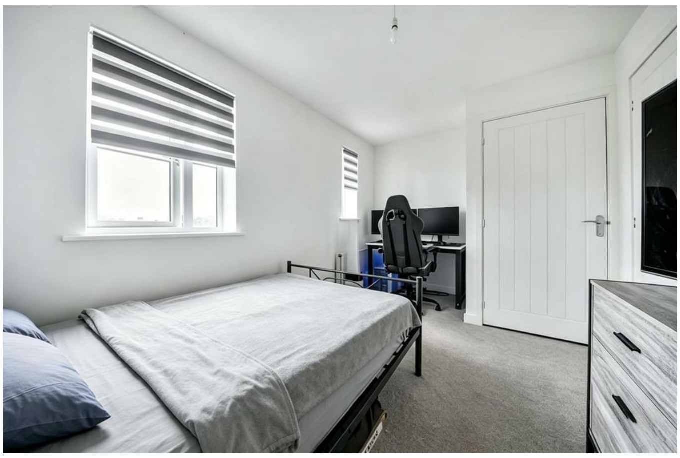
First Floor Landing

Doors to bedrooms and bathroom.

Bedroom 1 13'5" x 12'2" (4.09m x 3.71m)

Window to rear. Radiator.

Bedroom 2 13'5" x 8'3" (4.09m x 2.54m)



Two windows to front. Radiator. Built in storage cupboard.

Bathroom

Panelled bath with taps, rainfall head and separate shower attachment. Toilet. Wash hand basin with tiled splash back. Wood effect flooring.

Outside

The front of the property has allocated parking for 2 vehicles.
The rear garden is enclosed by timber fencing. Lawn area. Patio area. Outside light.

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.

Eligibility

You can apply to buy the home if both of the following apply:
Your household income is £80,000 or less you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:
you're a first-time buyer
you used to own a home but cannot afford to buy one now
you're forming a new household - for example, after a relationship breakdown
you're an existing shared owner, and you want to move
you own a home and want to move but cannot afford a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

Shared Ownership Criteria:

Who can apply?
You can apply to buy a Shared Ownership property if:
• you are at least 18 years old and a permanent UK resident
• You do not own (or part-own) a property at the time of completing on your purchase
• your household income before tax is £80,000 a year or less (£90,000 a year or less in London)
• you fulfil affordability criteria, ensuring that you can afford to live in your Shared Ownership home. You'll meet with a financial advisor as part of the application process, to confirm this.
• you can afford the deposit and other one-off costs
(Some local authorities give priority to people who live and work in the area and other groups)

Affordability
Before you can buy a Shared Ownership home, we make sure you can afford the cost of living in it.
In accordance with government guidelines, the total cost of your mortgage, rent and service charges must be no more than around 40-45% of your household income after tax.
However, everyone's financial situation is different, depending on your household income, financial commitments, the amount of deposit you have and the value of the home you want to buy.
Therefore, to make sure you can afford to live in your home, you will meet with an Independent Financial Adviser (IFA) who will look at your finances and help you decide what you can afford and confirms you meet our affordability conditions.
Even if you have a mortgage approved, you can only go ahead if you meet these conditions.

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: Leasehold
Council tax band: B
Charges: Monthly rent - £363.17
Monthly Service Charge - £19.09
Total Monthly Charge - £382.26 plus mortgage required for 25% share.
Paid to: Pinnacle Homes
Property construction: Brick built
Electricity supply: Octopus
Solar Panels: No
Other electricity sources: No
Water supply: IWNL
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: Allocated parking
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: B83

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

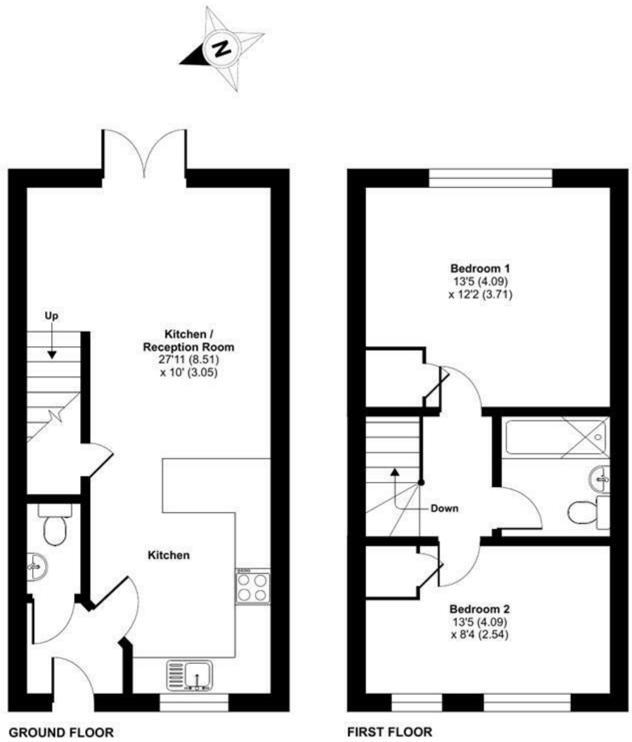
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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

Walter Dring Way, Weston, Spalding, PE12

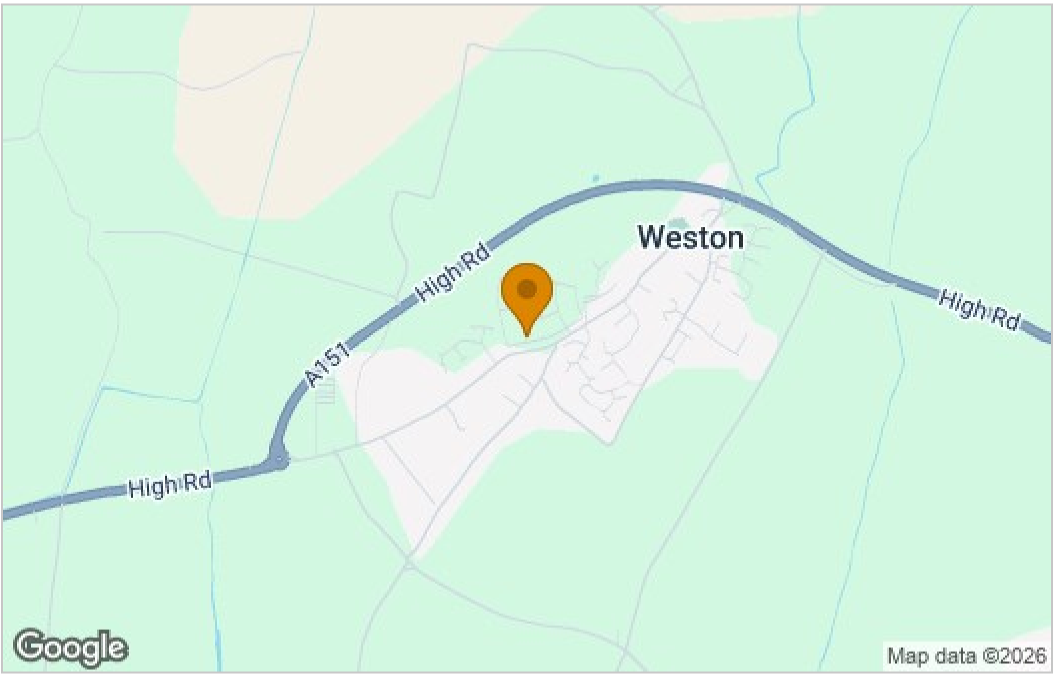
Approximate Area = 756 sq ft / 70.2 sq m

For identification only - Not to scale

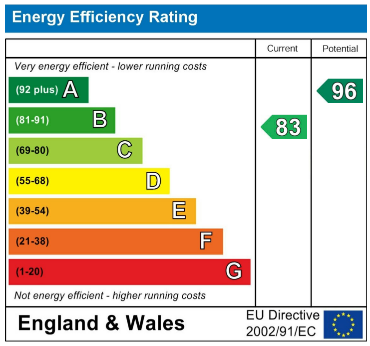


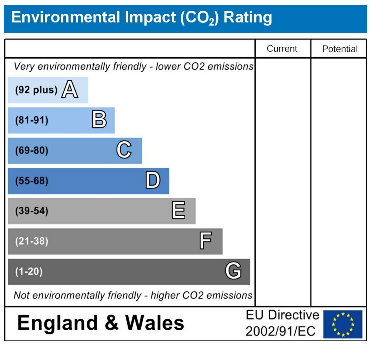
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Metropolitan Thames Valley Housing. REF: 1465368

Area Map



Energy Efficiency Graph





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