



76 Walter Dring Way, Weston, PE12 6SQ

£185,000

- 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.

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.

The RICS valuation expired on 05/09/2026. Therefore, if any prospective buyer intends to staircase to 100% ownership, we will require an up-to-date RICS valuation from the seller/leaseholder before we can proceed.

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
 Monthly Service Charge - £19.09
 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.

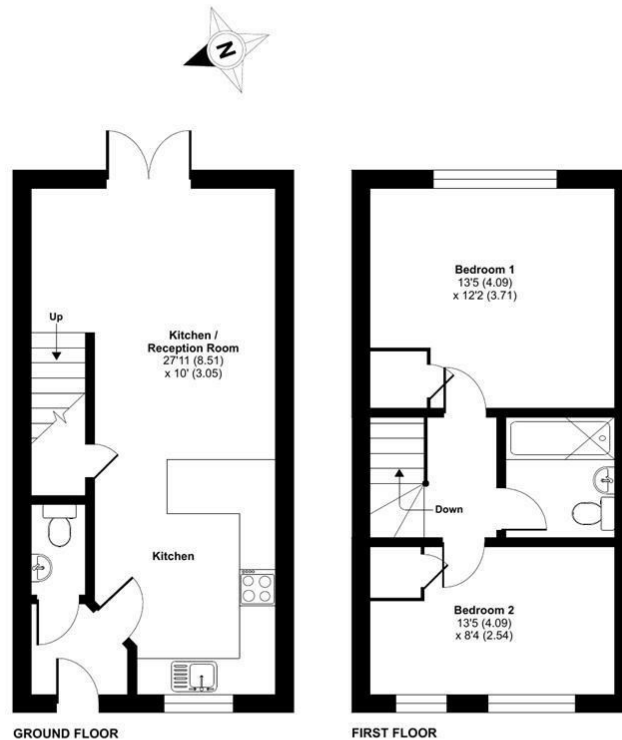
Disclaimer

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 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

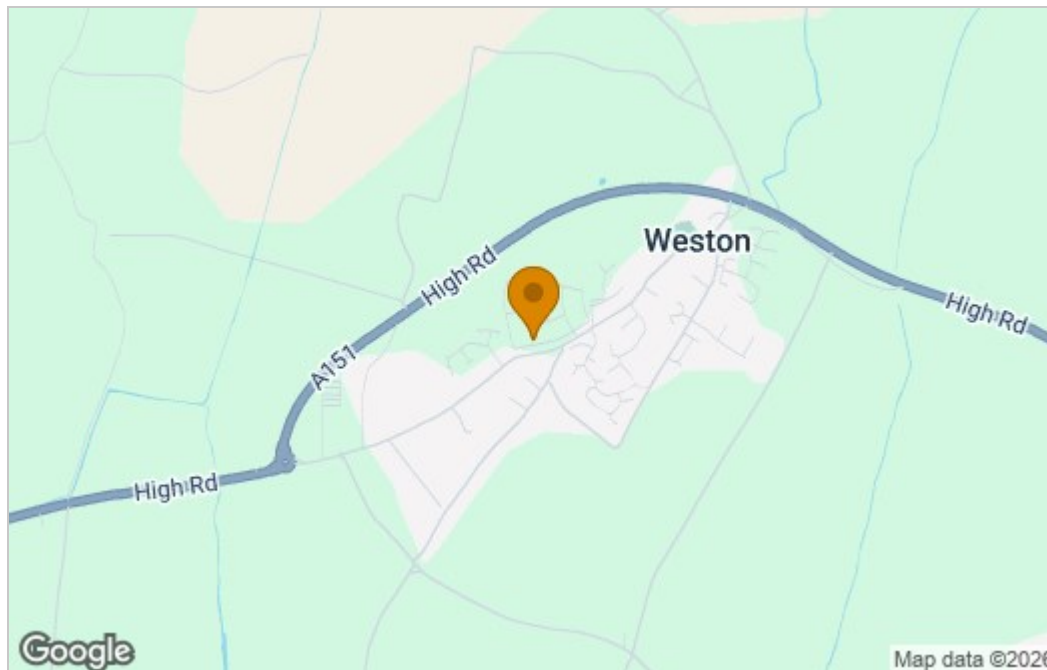
Walter Dring Way, Weston, Spalding, PE12

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: 1465366

Area Map



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Energy Efficiency Graph

