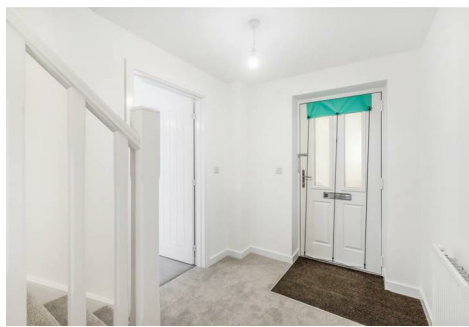




The Maples, Weston, PE12 6RA

£300,000

- Five bedroom detached house
- Modern Persimmon estate
- Garage and off road parking
- Sociable kitchen diner area
- Great flowing layout
- Good size rear garden
- Popular village setting
- Upgraded kitchen and appliances
- En-suite to main bedroom
- LAST REMAINING PLOT

LAST REMAINING PLOT!

Plot 61 is a stunning five bedroom detached home complete with a garage.

If you're on the lookout for a property that offers three generously sized bedrooms and a spacious garden, this home certainly delivers, and more! With its modern design, practical layout, and stylish finishes throughout, it's a property you can simply move straight into and start enjoying from day one.

Models like this don't stay on the market for long, book your viewing today and see for yourself why The Maples is the perfect place to call home.

Entrance Hall 18'1" x 6'8" (5.53m x 2.04m)



Composite door to front. Carpeted with mat well. Stairs to first floor landing. Radiator.

Lounge 16'1" x 10'5" (4.91m x 3.20m)



UPVC window to front. Two radiators. Carpeted.

Study 9'1" x 8'3" (2.77m x 2.52m)



UPVC window to front. Radiator. Carpeted.

Kitchen/Dining Room 10'2" x 26'6" (3.11m x 8.10m)



Two UPVC windows to rear. French doors to rear. Matching base and eye level unit with matching work surfaces over. Stainless steel sink drainer with mixer tap. Built in fridge/freezer. Built in dishwasher. Built in four ring gas hob with extractor over. Built in oven. LVT flooring. Two radiators.

Utility Room 6'5" x 6'5" (1.98m x 1.97m)



UPVC door to side. Matching base units with work surfaces over. Space and plumbing for washing machine. Space for tumble dryer. Radiator. LVT flooring. Boiler.

Cloakroom 6'3" x 4'9" (1.91m x 1.47m)



Toilet. Wash hand basin with tiled splash back. Radiator. LVT flooring. Extractor fan.

First Floor Landing

Storage cupboard. Carpeted.

Bedroom 1 12'1" x 14'4" (3.69m x 4.37m)



UPVC window to front. Radiator. Carpeted.

En-suite 5'7" x 5'11" (1.71m x 1.82m)



UPVC window to front. Shower cubicle with attachment over. Pedestal wash hand basin. Toilet. Partially tiled walls. Radiator. LVT flooring. Extractor fan.

Bedroom 2 11'11" x 8'5" (3.64m x 2.58m)



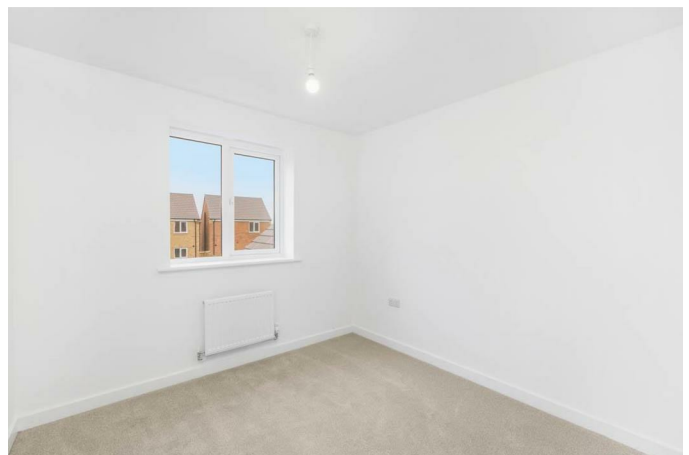
UPVC window to front. Radiator. Carpeted. Built in storage cupboard.

Bedroom 3 8'8" x 9'11" (2.65m x 3.04m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 4 9'6" x 8'10" (2.91m x 2.70m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 5 8'8" x 7'1" (2.65m x 2.18m)

UPVC window to rear. Radiator. Carpeted.

Bathroom 7'4" x 5'11" (2.24m x 1.81m)

UPVC window to side. Panelled bath with shower attachment over. Pedestal wash hand basin. Toilet. Partially tiled walls. Radiator. LVT flooring. Extractor fan.

Outside

The rear garden is enclosed by timber fencing. Lawn area. Patio area.

Garage 20'11" x 12'9" (6.40m x 3.90m)

Up and over vehicular door to front. Power and light connected.

Property Postcode

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

Location

Weston is a peaceful and picturesque village situated on the outskirts of Spalding in Lincolnshire. Surrounded by open countryside, it offers a perfect balance of rural charm and convenient access to nearby amenities. The area is well connected by local roads, making travel to Spalding and surrounding towns easy for commuters and families alike. Weston boasts a friendly village atmosphere, with a welcoming community, local primary school, handy local shop, and traditional country pub with great food. For those seeking a quieter lifestyle while remaining close to the market town of Spalding, Weston presents an ideal setting that combines scenic living with everyday practicality.

Developer

Persimmon Homes is one of the UK's leading housebuilders, recognised for delivering high quality new homes across the country. Established in 1972, the company has built a strong reputation for its commitment to craftsmanship, community development, and customer satisfaction. With a diverse portfolio ranging from stylish starter homes to spacious family properties, Persimmon combines modern design with practical living. The developer is also known for investing in local infrastructure and creating well-planned neighbourhoods that offer residents a real sense of place. Through its long-standing experience and dedication to excellence, Persimmon Homes continues to set the standard in the UK housing industry.

Additional Information

PLEASE NOTE:

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

Photos are taken from a previous plot and should be used as as guide.

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: TBC

Annual charge:

Property construction: Brick built

Water supply: Anglian Water

Sewerage: Mains

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 Single Garage

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.

Energy Performance rating: TBC

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

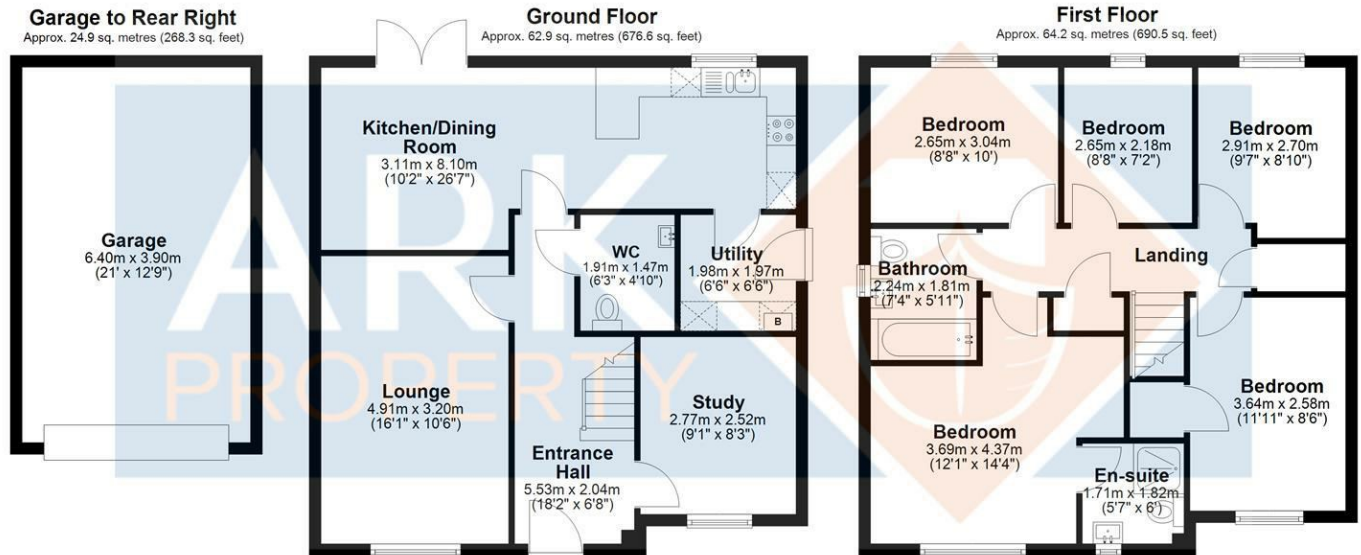
We can also offer full Financial and Solicitor services.

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.

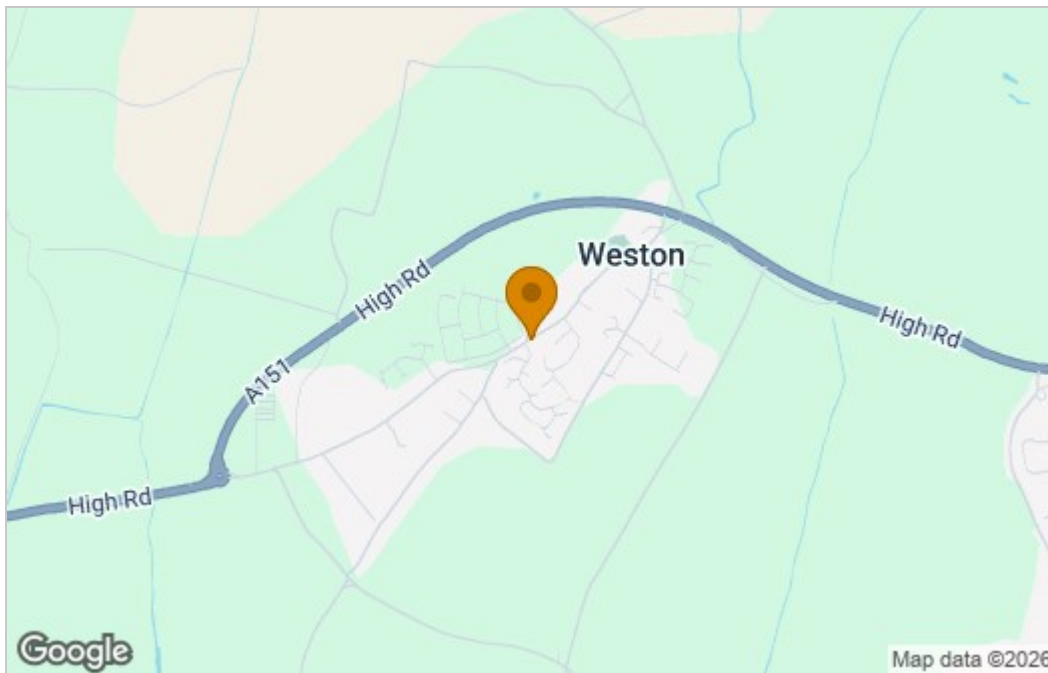
Floor Plan



Total area: approx. 151.9 sq. metres (1635.4 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

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			
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			
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