ARK PROPERTY

6 St. Marys Close, Weston, PE12 6JL

£325,000

- Beautfully presented throughout
- Recently refitted modern kitchen and bathroom
- Resin driveway leading to garage with electric roller door
- Lovely flowing layout
- Landscaped rear garden
- External office with power, lighting and Wi-Fi
- Four spacious bedrooms
- Four piece modern bathroom
- Popular village setting
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Spacious Family Home in the Popular Village of Weston

Welcome to St Mary Close, Weston!

This spacious family home is nestled at the bottom of a quiet cul-de-sac in the popular village of Weston. From the moment you arrive, it's clear this property has been tastefully modernised and thoughtfully updated throughout, offering a wonderful opportunity for anyone looking for a home that's ready to move straight into.

Beautifully decorated and modernised throughout, the property boasts a lovely flowing layout downstairs, making it the perfect space for family living and entertaining.

Upstairs, you'll find generously sized double bedrooms, along with a stunning four-piece bathroom suite, adding the perfect finishing touch to this fantastic home.

Externally, the property continues to impress, with a beautifully landscaped garden and a fantastic external office — ideal for working from home, a hobby space or simply enjoying a little extra room.

With its modern interiors, spacious accommodation and excellent outdoor space, this home really does stand out from the competition.

Interested in viewing this beautiful family home for yourself?

Book your viewing today before it's gone!

Entrance Porch 4'6" x 8'7" (1.39m x 2.63m)
Composite entrance door to front with glazed side panels. Door leading to entrance hall.

Entrance Hall 6'0" x 8'7" (1.83m x 2.63m)

Entrance door to front. Radiator. Stairs to first floor. Understairs storage cupboard. Wood effect flooring.

Lounge 16'7" x 11'10" (5.06m x 3.62m)

PVC double glazed window to front. Radiator. Feature fireplace with surround and log burner.

Dining Room 12'1" x 11'10" (3.70m x 3.62m)

PVC double glazed window to rear. Radiator. Feature fireplace with surround. Wood effect flooring.

Kitchen/Breakfast Room 17'8" x 13'11" (5.40m x 4.25m)

PVC double glazed window to rear. Matching base and eye level units with roll edged work surface. Sink unit with drainer and mixer tap. Tiled splash backs. Built in dishwasher. Space and plumbing for washing machine. Range cooker and gas hob with extractor over. Space for American style fridge/freezer. Vertical column radiator. Pantry cupboard with shelving. Island unit with built in storage. Wood effect flooring.

Cloakroom

PVC double glazed window to rear. Toilet Wash hand basin set in vanity unit. Tiled splash back.

First Floor Landing 15'8" x 6'4" (4.79m x 1.95m)

PVC double glazed window to front. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 16'7" x 11'11" (5.08m x 3.65m)

PVC double glazed window to front. Radiator.

Bedroom 2 12'1" x 11'11" (3.70m x 3.64m)

PVC double glazed window to rear. Radiator.

Bedroom 3 11'0" x 10'5" (3.37m x 3.20m)

PVC double glazed window to front. Radiator.

Bedroom 4 12'1" x 8'4" (3.70m x 2.55m)

PVC double glazed window to rear. Radiator. Built in airing cupboard.

Bathroom 7'11" x 8'6" (2.43m x 2.60m)

PVC double glazed window to rear. Panelled bath with mixer tap and shower over. Open shower cubicle with rainfall head and separate shower attachment. Concealed cistern toilet and wash hand basin set in vanity unit. Wall mounted heated towel rail. Extractor fan.

Outside

The front of the property has a driveway providing off road parking leading to the single garage. Side gated access leads to the rear garden.
The rear garden is enclosed by timber fencing. Lawn area. Patio area. Outside tap. Outside light.

Office 7'2" x 10'2" (2.20m x 3.11m)

Power and light connected. Wi-Fi connected.

Garage 15'11" x 8'6" (4.86m x 2.61m)

Electric roller door to front. Power and light connected.

Property Postcode

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

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: EDF
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas 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 Single 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: D60

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.

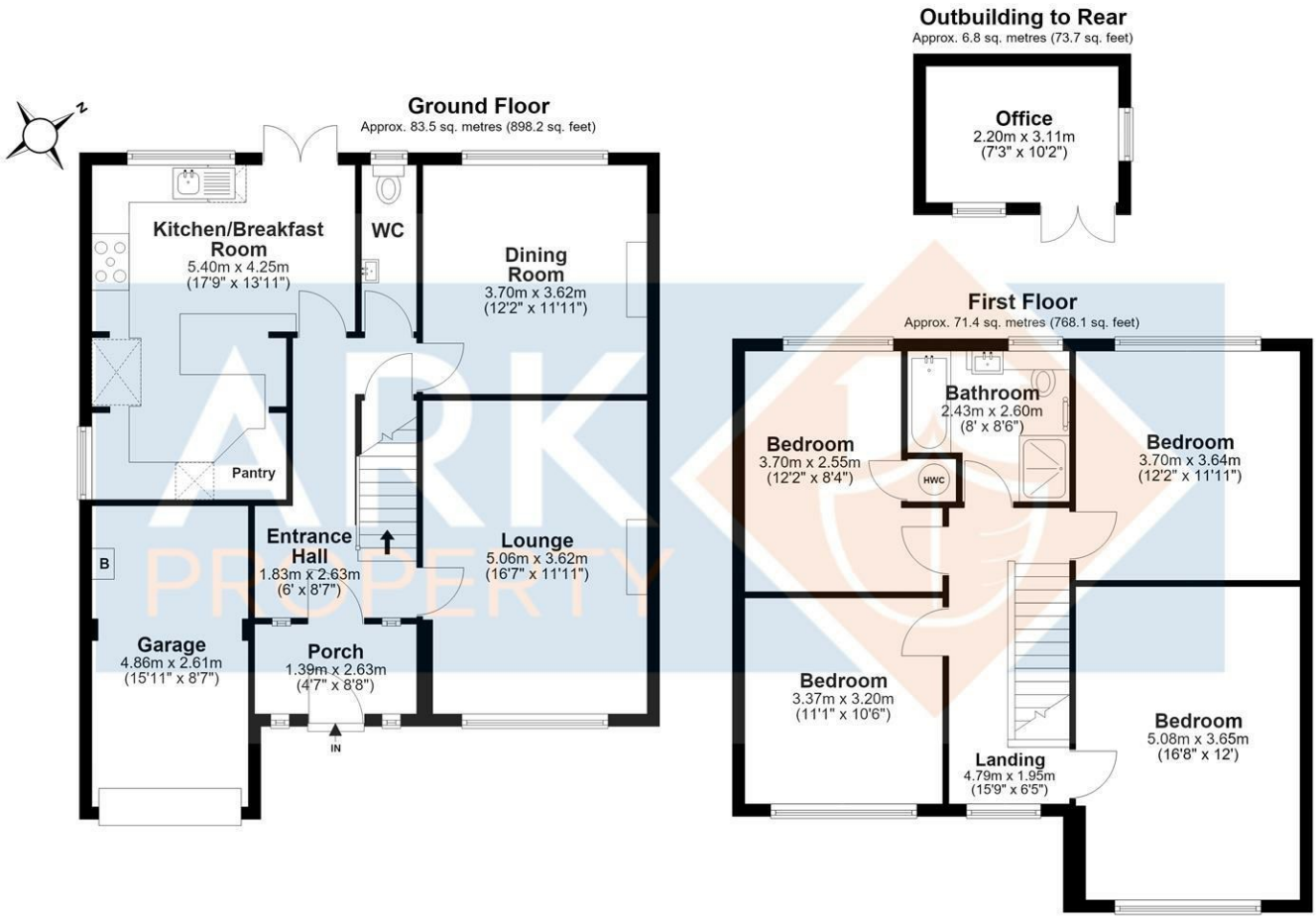
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

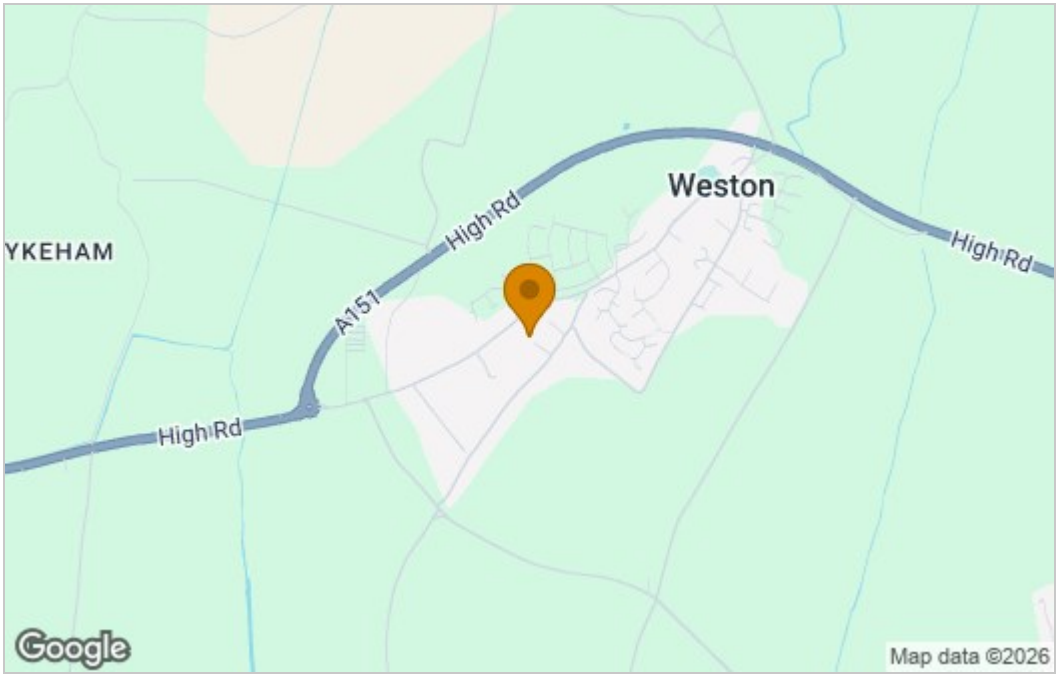
Floor Plan



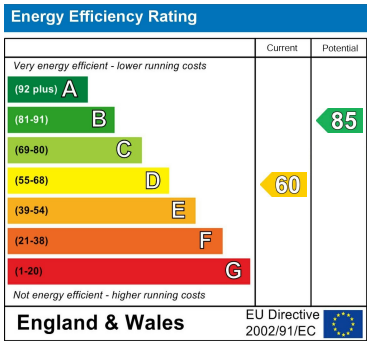
Total area: approx. 161.7 sq. metres (1740.1 sq. feet)

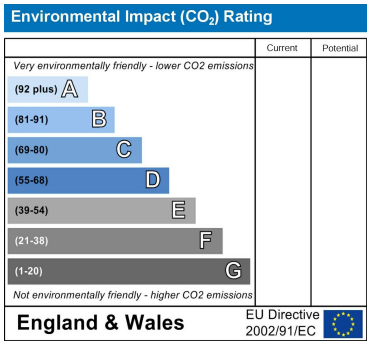
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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