



Dean Close
Weston, Spalding, PE12 6HG

Asking Price £260,000 - Freehold , Tax Band - B

3 2 1 B

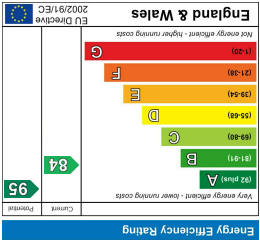
Floor Plan



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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Nestled in the desirable location of Dean Close, Weston, Spalding, this stunning semi-detached house, built in 2022 by a reputable local builder, offers a perfect blend of modern living and bespoke features. The property is superbly presented throughout and sits on a generous plot, making it an ideal family home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a stylish cloakroom featuring a contemporary two-piece suite. The spacious living room is a highlight of the home, adorned with bespoke window shutters that enhance its charm. French doors open out to the large rear garden, seamlessly connecting indoor and outdoor spaces, perfect for entertaining or enjoying quiet moments in the sun. The heart of the home is undoubtedly the modern kitchen diner, which boasts integrated appliances including an oven, hob with extractor, dishwasher, and fridge freezer. This area is not only functional but also inviting, making it a wonderful space for family meals. Adjacent to the kitchen is a practical utility room, adding to the convenience of daily living. Ascending the tasteful laminate-covered stairs, you will find a spacious landing that leads to three well-proportioned bedrooms. The master bedroom is particularly impressive, featuring built-in wardrobes and a luxurious en-suite shower room. A modern family bathroom with a three-piece suite serves the other bedrooms, ensuring comfort for all. Outside, the property benefits from a tarmac driveway leading to a single garage, while gated side access opens to a fully enclosed, large rear garden complete with a patio space, ideal for alfresco dining. The garden enjoys a south-west facing aspect, ensuring plenty of sunlight throughout the day. This exceptional home is a rare find, and early viewing is highly recommended to fully appreciate all it has to offer.

- Entrance Hall
47" x 65"
- WC
52" x 3'4"
- Living Room
177" x 9'11"
- Kitchen Diner
175" x 82"
- Utility Room
50" x 6'3"
- Landing
89" x 9'4"
- Master Bedroom
102" x 97"
- En-Suite Shower Room To Master Bedroom
49" x 4'10"
- Bedroom Two
83" x 102"
- Bathroom
62" x 6'9"
- Bedroom Three
70" x 8'5"
- EPC - B
84/95



Tenure - Freehold
There is a community Green Space Charge payable, current figure is £250 per annum.

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wheelchair Accessible
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: Not Known
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: Not Known
Right of way public: No
Right of way private: No
Registered easements No
Shared driveway: No
Third party loft access: Not Known
Third party drain access: No
Other: Not Known
Parking: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 80Mbps
Mobile Coverage: EE - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

