



Plot 60, The Kingfisher, Greenfields, Weston

£205,000

**** THE KINGFISHER ** BRAND NEW THREE BEDROOM SEMI DETACHED WITH SINGLE GARAGE**
The Kingfisher is a three bedroom semi detached property benefiting from enclosed rear garden and detached single garage. Situated on a brand new development in the sought after village of Weston close to all local village amenities including Bistro Pub, Convenience Store/Post Office and Primary School. Weston is on the outskirts of Spalding Town Centre with bus and train station connections into London Kings Cross. The Kingfisher comprises of entrance hallway, lounge, kitchen- diner with door to rear garden. The first floor offers the principle bedroom with en-suite, two further bedrooms and family bathroom. With fully enclosed rear gardens and a detached single garage.

- **Semi Detached**
- **3 Bedrooms**
- **En-suite & Cloakroom**
- **10 year Warranty**
- **Help to Buy available**
- **Single Garage**

HALL

Entrance doorway. Hallway with door leading off. Stairs to first floor

LOUNGE

3.31m x 4.50m (10'10" x 14'9")

Upvc windows to front and side aspects. Radiator.

KITCHEN / DINING AREA

5.45m x 3.32m (17'11" x 10'11")

Upvc window to side and french doors to the rear access. A selection of base and wall units with integrated sink and drainer unit over. Integrated hob and oven with extractor over. Fan assisted wall mounted boiler. Door of to cloakroom. Radiator.

CLOAKROOM

Toilet and hand basin. Understairs cupboard.

LANDING

Stairs from first floor. Airing Cupboard. Doors off to:-

PRINCIPLE BEDROOM

3.51m x 3.05m (11'6" x 10'0")

Upvc windows to front and side elevation. Radiator.

EN-SUITE

Frosted Upvc window. Toilet, hand basin and shower cubicle.

BEDROOM TWO

3.05m x 3.09m (10'0" x 10'2")

Upvc window to rear elevation. Radiator,

BEDROOM THREE

2.34m x 2.34m (7'8" x 7'8")

Upvc window to front elevation. Radiator.

BATHROOM

Frosted UPVC window to rear aspect. Toilet, hand basin and panelled bath.

GARDEN

Enclosed garden to the rear.

PROPERTY POSTCODE

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

ADDITIONAL INFORMATION

Freehold with vacant possession on completion.

PLEASE NOTE: There will be a management charge payable on each plot per annum. Price to be confirmed.

These illustrations are artists impressions only and not to be taken as an actual representation of finish or specification.

VIEWING

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.

OFFERS 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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy. 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 your funds from your solicitor.

For new build properties there will be a reservation form to be signed and a reservation fee of either £1000 (or £500 if using Help to Buy) which will go towards the final purchase price.

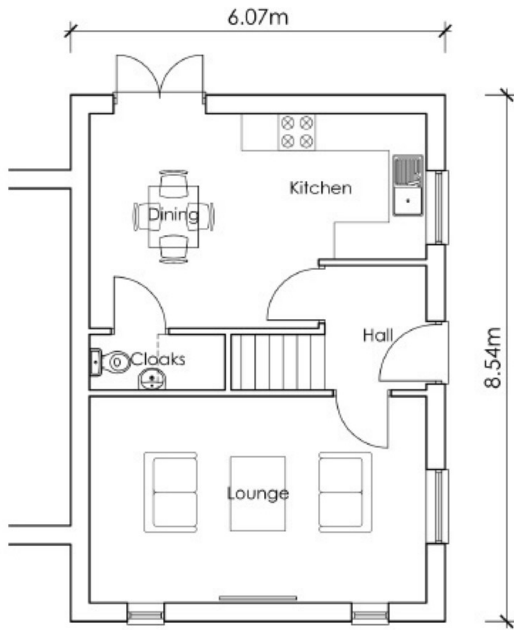
ARK PROPERTY CENTRE

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.

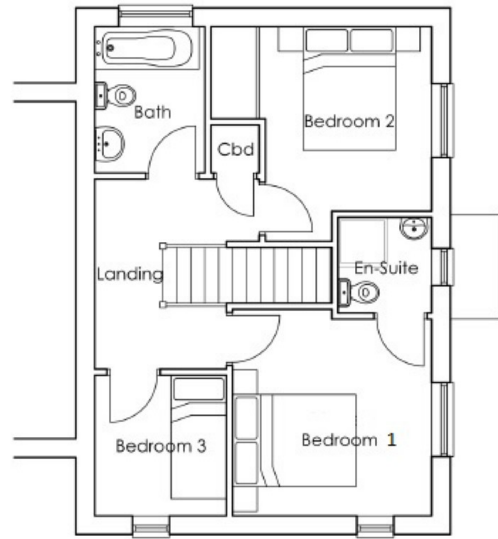
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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.



Ground Floor Plan



First Floor Plan

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