



22 Edgefield, Weston, PE12 6RQ

Guide Price £258,000

An immaculate three bedroom detached family home which boasts from two reception rooms, fully equipped kitchen, laundry space to the utility room, three bedrooms and modern family bathroom. The property is situated in a village to the outskirts of Spalding, which provides good transportation links. The A16 road runs nearby, connecting Weston to Spalding, Boston, and other towns in Lincolnshire. Spalding also has a train station with connections to larger cities like Peterborough and Nottingham. The property provides a well-maintained front garden with a neatly paved driveway leading to a single garage, providing off-road parking. The rear garden is designed for being low maintenance and mainly laid to lawn.

Entrance Hall 15'3" x 7'0" (4.65m x 2.14m)

Composite entrance door to the front. Stairs to first floor landing. Vinyl flooring with entrance matwell.

Living Room 11'7" x 14'7" (3.55m x 4.45m)

Upvc window to front aspect. Radiator. Featured fireplace. Carpeted. Opening to dining room.

Dining Room 12'1" x 9'4" (3.70m x 2.86m)

Upvc french doors opening to rear garden. Radiator. Vinyl flooring.

Kitchen 9'8" x 11'10" (2.96m x 3.62m)

Upvc window to rear aspect. Fitted kitchen with a variety of base and drawer units with work surface over. Wine rack. Space for freestanding Range oven with fitted stainless steel extractor over. Part tiled splashback walls. Sink with drainer. Integrated dishwasher. Understairs cupboard/pantry. Tiled flooring.

Rear Lobby 8'0" x 3'3" (2.44m x 1.00m)

Upvc double glazed door to side aspect. Radiator.

Utility Room 5'1" x 7'6" (1.56m x 2.31m)

Upvc window to side aspect. Tiled flooring. Fitted work surface with space and plumbing beneath for washing machine and tumble dryer. Space for freestanding American style fridge freezer.

Cloakroom 4'8" x 3'5" (1.44m x 1.06m)

Upvc window to side aspect. Toilet. Wash hand basin. Radiator. Tiled flooring.

First Floor Landing 7'3" x 10'3" (2.21m x 3.13m)

Upvc window to side aspect. Loft access. Carpeted.

Bedroom One 10'11" x 14'6" (3.35m x 4.43m)



Upvc window to front elevation. Radiator. Carpeted.

Bedroom Two 11'2" x 11'10" (3.42m x 3.61m)



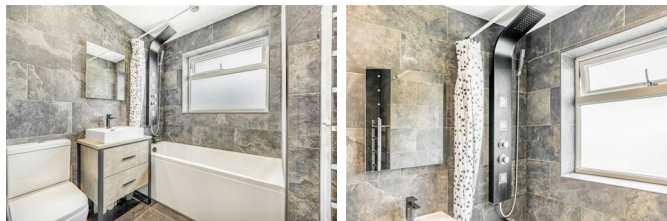
Upvc window to rear elevation. Radiator. Carpeted. Built in airing cupboard.

Bedroom Three 8'7" x 7'3" (2.62m x 2.23m)



Upvc window to front elevation. Radiator. Carpeted.

Bathroom 6'10" x 7'3" (2.10m x 2.22m)



Upvc window to rear elevation. Bath with fitted shower over. Wash hand basin set in vanity with drawers beneath. Toilet. Tiled flooring and tiled walls. Extractor fan. Wall mounted mirror.

Outside



A low-maintenance front garden with a small lawn area, driveway, single garage, and side gated access to the rear garden. An enclosed rear garden primarily laid to lawn which offers a serene and versatile outdoor space for relaxation, recreation, and gardening.

Property Postcode

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

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: C

PLEASE NOTE:

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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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Offer Procedure

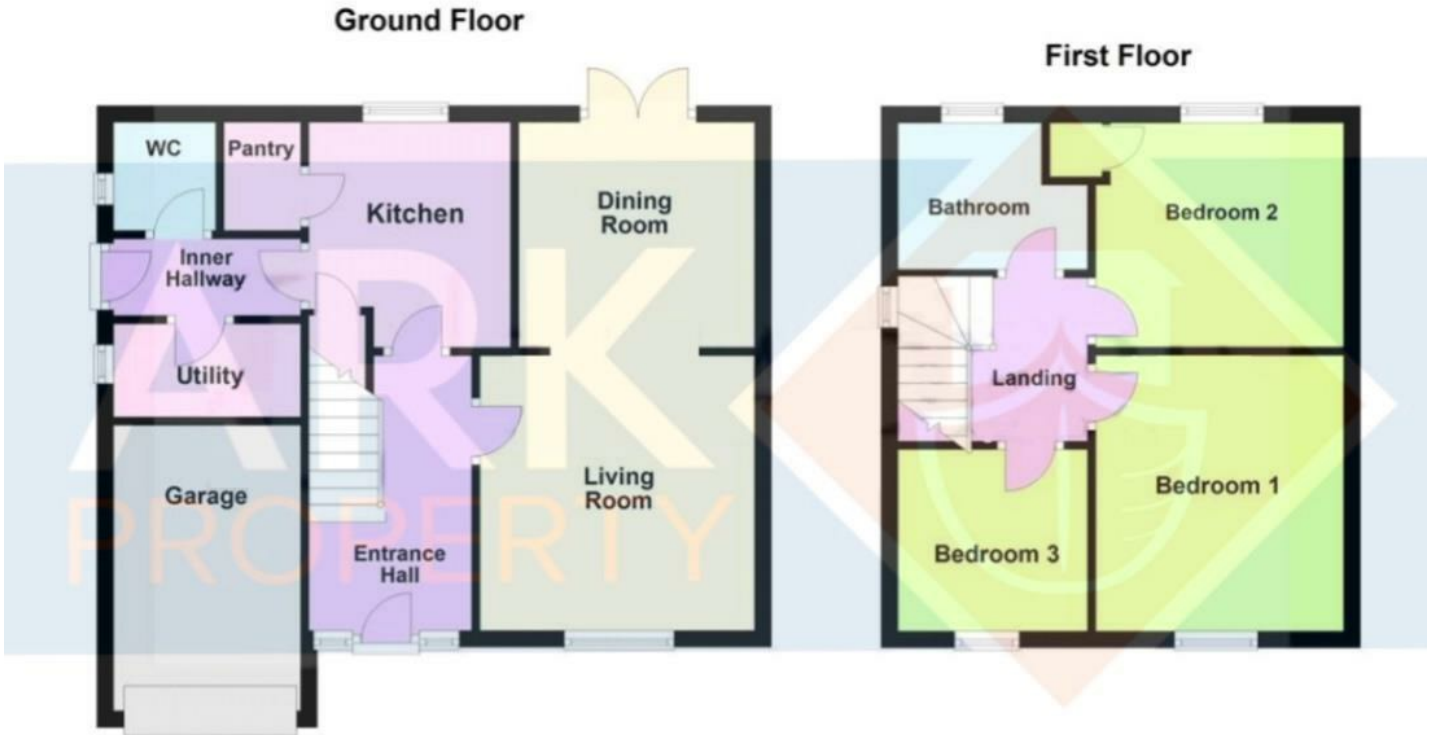
Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

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.

Viewing Arrangements

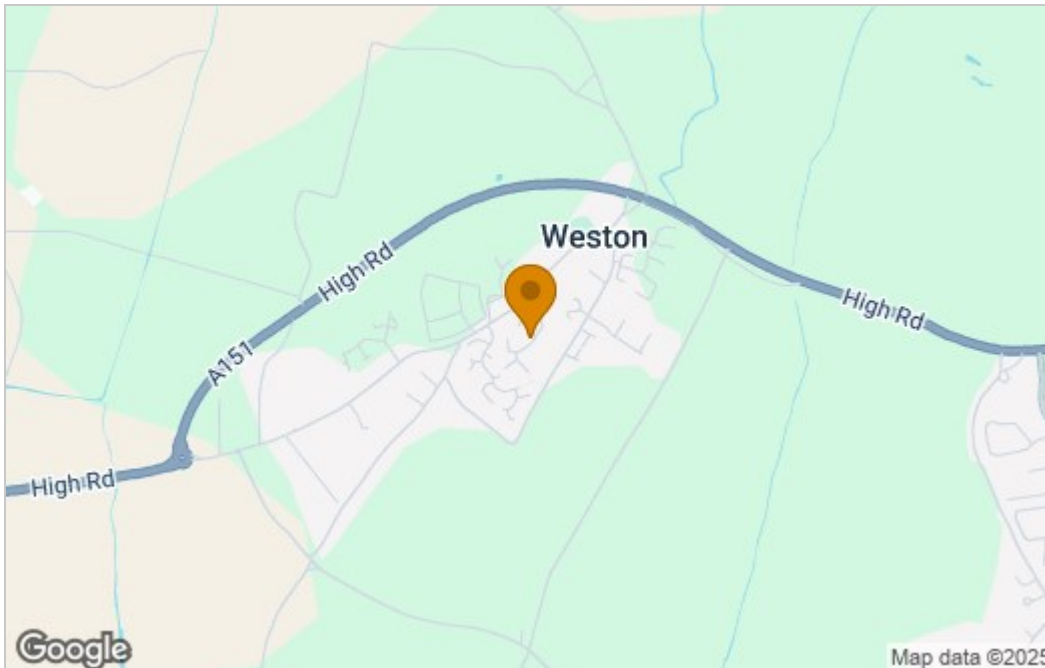
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Floor Plan



These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. These plans will not show the correct wall thicknesses, especially in older properties. We will aim to provide plans that are accurate and correctly represent the rooms within the property. We do not, however, provide any guarantees, warranty or representation as to the total accuracy and completeness of the floor plan. Anyone relying on the information provided in the property details (and floor plans) should conduct a careful, independent investigation of the property to determine the suitability of the property for their requirements

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		63	
(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			
England & Wales		EU Directive 2002/91/EC	

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