

18 Austendyke Road, Weston Hills, PE12 6BX

£380,000

Welcome to this stunning extended four-bedroom home in the desirable Weston Hills, offering idyllic views of open fields both to the front and rear. Impeccably maintained and in excellent order throughout, this property features spacious living areas, a modern kitchen, and beautifully landscaped gardens. The perfect blend of rural tranquility and contemporary comfort, this home is an exceptional opportunity for those seeking a serene lifestyle in a picturesque setting.

Entrance Porch

Double glazed sliding door to front, PVCu panelled ceiling with recessed ceiling spotlights, composite entrance door with glazed side panels opening to hallway.

Hallway



Skimmed ceiling, radiator, tiled flooring, doors to dining room and kitchen. Stairs to first floor landing with under stairs cupboard.

Kitchen



PVCu double glazed window to rear, skimmed ceiling, wall and floor tiling. Fitted with a matching range of base and eye level units with complimentary work surfaces. Four ring electric hob with extractor hood over, composite sink and drainer with mixer tap over, integrated oven, grill and microwave, integrated fridge freezer. Opening to utility room.



WC



PVCu double glazed window to side, textured ceiling, wall and floor tiling. Fitted concealed cistern toilet and wash hand basin with chrome mixer tap over set in vanity unit with built in storage.

Utility Room



Glazed composite door to rear and PVCu double glazed window to side, textured ceiling,

tiled flooring, radiator, built in work surface with space and plumbing for washing machine and tumble dryer. Doors to pantry and WC.

Pantry

Power points and built in shelving.

Dining Room 14'2" x 12'4" (4.32m x 3.76m)



Two PVCu double glazed windows to front, coving to textured ceiling, radiator, tiled flooring. Door to lounge.



Playroom/Study 11'6" x 8'11" (3.53m x 2.74m)



PVCu double glazed window to rear, coving to textured ceiling, radiator, tiled flooring.

Living Room 13'6 x 26'4 (4.11m x 8.03m)



PVCu double glazed windows to front and aluminium bi folding doors to rear, skimmed ceiling with recessed ceiling spotlights and two glazed lanterns.



Landing



Skimmed ceiling with loft access, doors to bedrooms and bathroom.

Bedroom One 11'1" x 12'11" (3.38m x 3.96m)



PVCu double glazed window to rear, skimmed ceiling, radiator, built in airing cupboard with slatted shelving and hot water cylinder. Door to ensuite.



Ensuite



PVCu double glazed window to rear, skimmed ceiling, vinyl flooring, radiator, full height wall tiling. Fitted with a three piece suite comprising panel bath with chrome taps over, ceramic wash hand basin and concealed cistern toilet with push button flush set in vanity unit with built in storage.

Bedroom Two 14'0" x 10'0" (4.27m x 3.05m)



PVCu double glazed windows to front, skimmed ceiling, radiator.

Bedroom Three 7'6" x 13'1" (2.29m x 3.99m)



PVCu double glazed window to front, textured ceiling, radiator.

Bedroom Four 7'6" x 7'4" (2.31m x 2.24m)



PVCu double glazed window to front, skimmed ceiling, radiator.

Shower Room



PVCu double glazed window to rear, skimmed ceiling with recessed ceiling spotlights and extractor fan, wall mounted chrome heated towel rail. Fitted with a three piece suite comprising oversize shower enclosure with aqua board walls and sliding glass door, mains ceiling mounted rainfall spout with hand held attachment, ceramic wash hand basin with chrome mixer tap over and concealed cistern toilet with push button flush set in vanity unit with built in storage.



Outside



The property can be accessed off Austendyke Road and sits central on the plot. There is a generous gravel driveway to the front providing off road parking for five plus vehicles and leading to both an integral single garage and an additional detached garage with up and over door.



To The Front



There is a generous gravel driveway to the front

providing off road parking for five plus vehicles and leading to both an integral single garage and an additional detached garage with up and over door. Side gated access leads to the rear garden.

Rear Garden



The rear garden is laid to lawn and enclosed by timber fencing. There is a generous patio seating area with timber gazebo (power connected) and a timber storage shed.



Additional Information

PLEASE NOTE:

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

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

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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.

Property Postcode

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

Verified Material Information

Tenure: Freehold
Council tax band: C
Property construction: Brick
Electricity supply: Mains - Eon
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Oil central heating
Broadband: As stated by Ofcom,

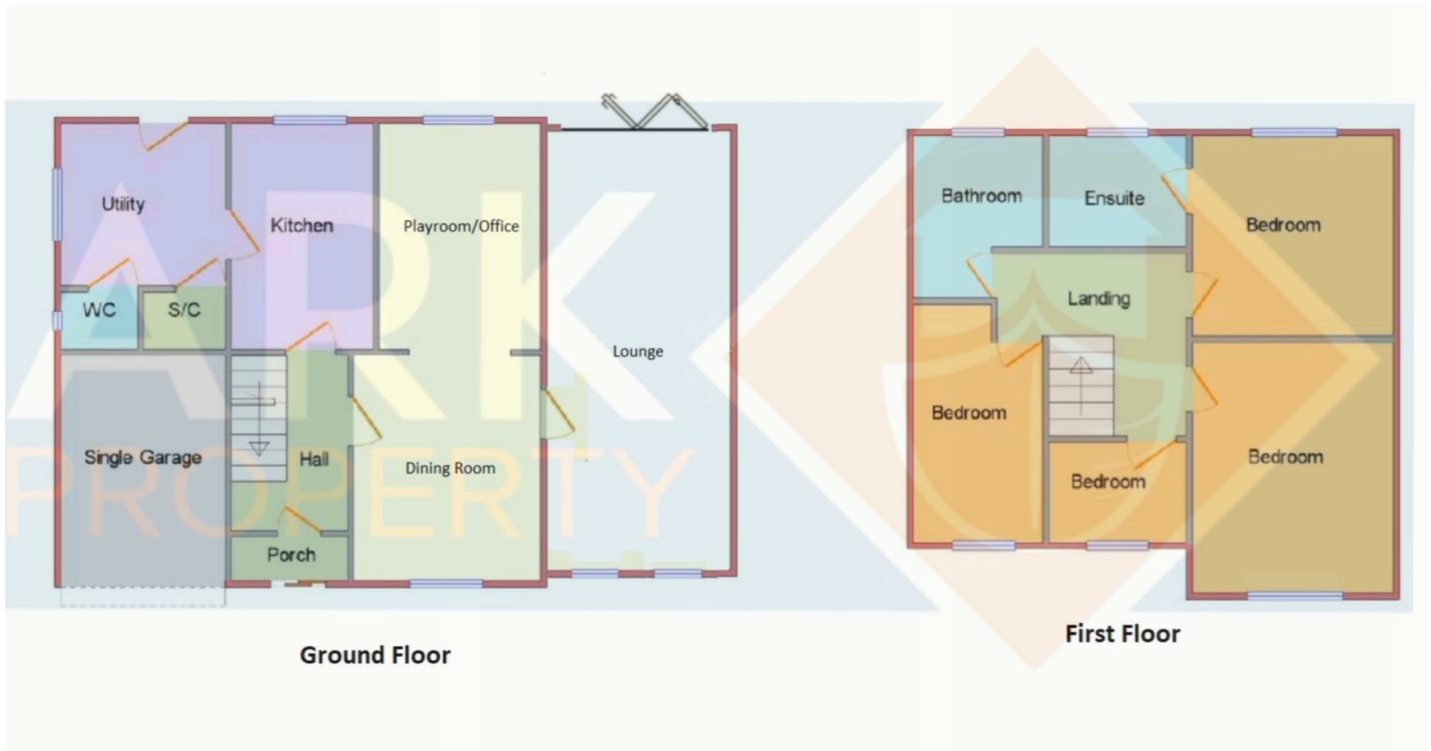
Broadband type Highest available download speed
Highest available upload speed Availability
Standard 2 Mbps 0.3 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available
Mobile coverage: As stated by Ofcom,
Indoor
Provider Voice Data
EE Limited Limited
Three Limited Limited
O2 Limited None
Vodafone Limited None
Outdoor
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Parking: Driveway and two garages
Building safety issues: N/A
Restrictions: None
Public right of way: N/A
Flood risk: Zone 3 - Environment Agency
Coastal erosion risk: N/A
Japanese Knotweed: None
Planning permission: N/A
Accessibility and adaptations: N/A
Coalfield or mining area: No
Energy Performance rating: D

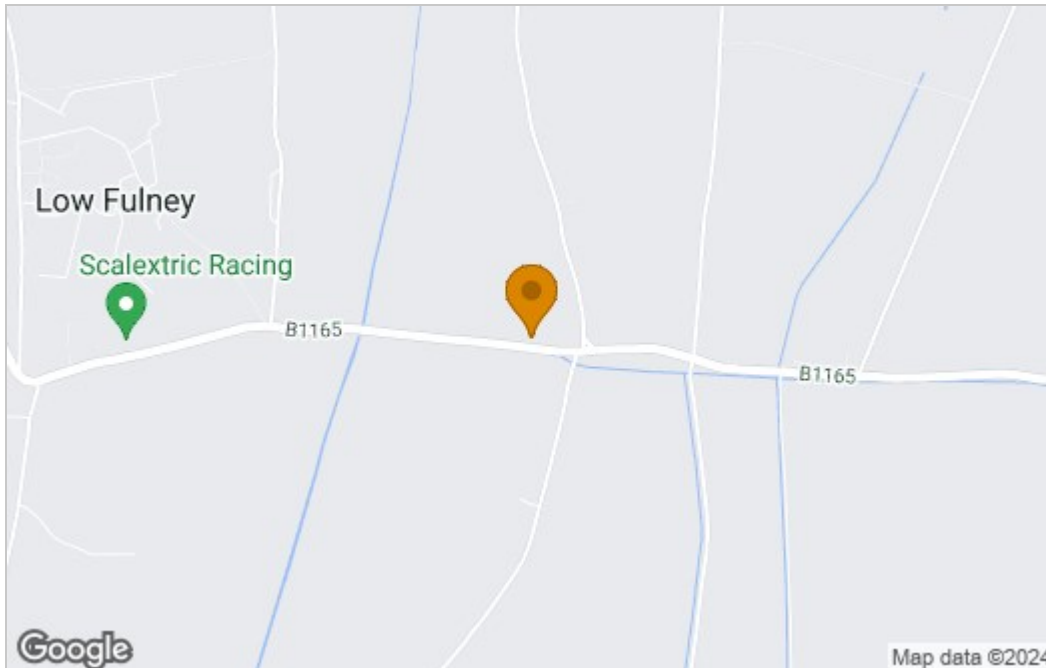
Viewing Arrangements

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.

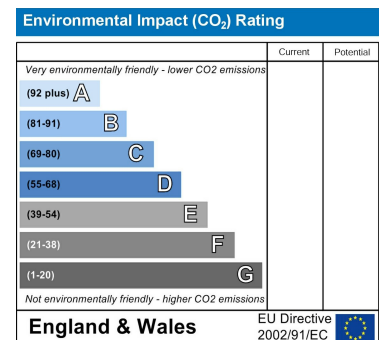
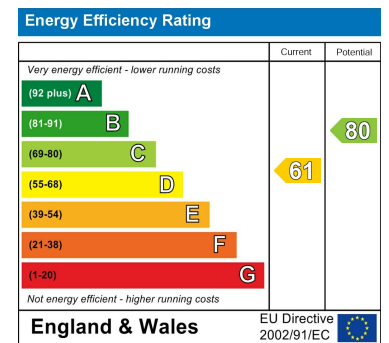
Floor Plan



Area Map



Energy Efficiency Graph



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