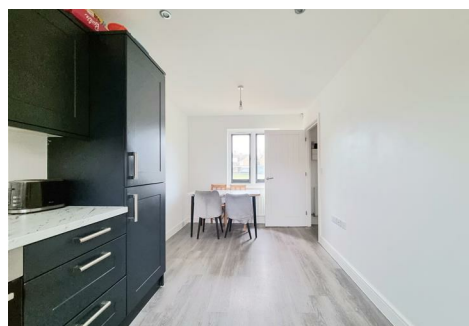
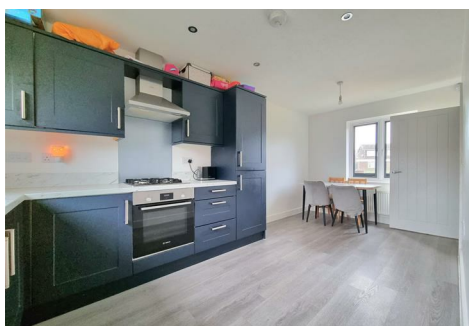




9 Fletcher Close, Weston, PE12 6GH

£215,000

- Spacious Open-Plan Kitchen Diner: Ideal for entertaining and family gatherings.
- Convenient Utility Room: Provides extra practicality and storage.
- Ensuite to Bedroom One: Adds a touch of luxury and privacy.
- Larger-Than-Average Garden: Perfect for outdoor relaxation and activities.
- Single Garage with Parking: Ample space for vehicles and storage
- Prime Weston Village Location: Close to shops, schools, community spaces, and excellent transport links.

Nestled in the popular Weston Village, this stylish three-bedroom modern home offers an excellent layout tailored for contemporary living. The heart of the property is the spacious open-plan kitchen diner, perfect for entertaining or family meals. Practicality is enhanced with the addition of a separate utility room, while bedroom one enjoys the luxury of an ensuite shower room.

Outside, the property boasts a larger-than-average garden, ideal for outdoor relaxation and activities. A single garage and parking complete the exterior features.

Available with no onward chain, this home is conveniently located close to local amenities, including shops, schools, and community spaces, as well as excellent transport links for commuting.

Don't miss this opportunity to secure a fantastic home in a sought-after area.

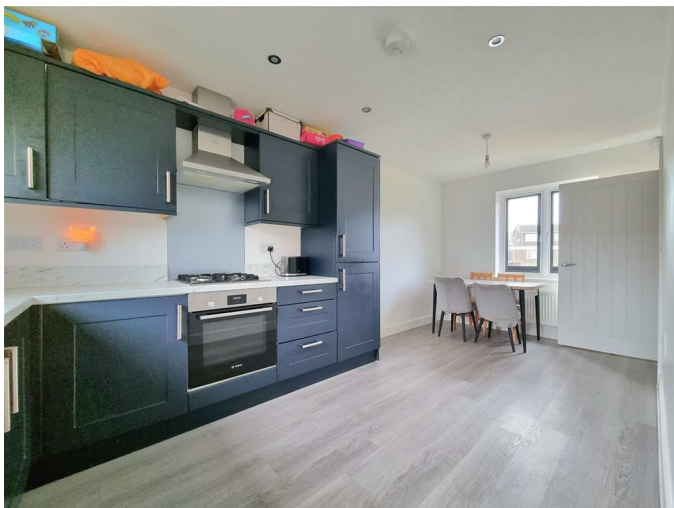
Entrance Hallway

Composite entrance door to front aspect. Vinyl flooring. Stairs to first floor landing.

Cloakroom

Wash hand basin. Toilet. Vinyl flooring.

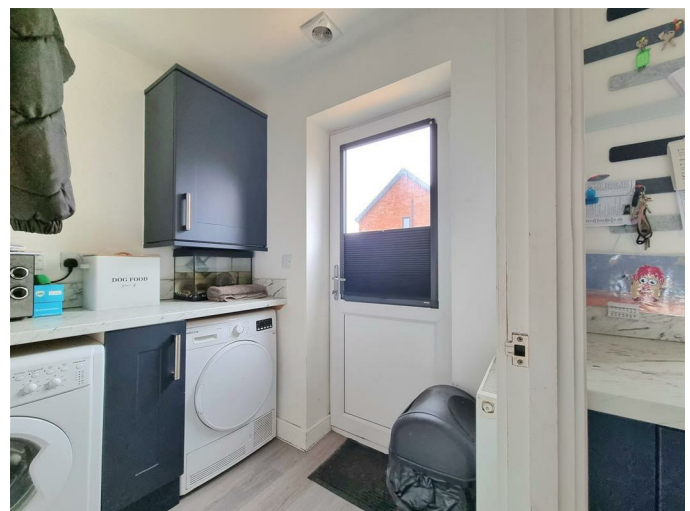
Kitchen/Diner 8'6" x 17'10" (2.61m x 5.46m)



Upvc window to front and rear aspect. Base and wall units with work surface over. Integrated oven, hob with stainless steel extractor over, fridge freezer and dishwasher. Tiled flooring. Heat detector. Spot lighting.



Utility Room



Base and wall units with work surface over. Plumbing for washing machine. Tiled, Upvc door leading to garden. Storage cupboard.

Lounge 10'3" x 17'10" (3.14m x 5.46m)



Upvc window to front aspect and patio doors opening to rear garden. Carpeted. Radiator.

Stairway & Landing



Upvc window to rear elevation. Carpeted. Loft access.

Bedroom One 10'5" x 10'0" (3.19m x 3.07m)



Upvc window to front elevation. Carpeted. Radiator

En-Suite



Upvc window to front elevation. Part tiled walls. Vinyl flooring, Enclosed shower cubicle with shower. Wash hand basin. Toilet. Spot lighting. Heated towel rail.

Bedroom Two 10'5" x 11'5" (3.20 x 3.50)



Upvc window to front elevation. Carpeted. Radiator.

Bedroom Three 8'11" x 7'3" (2.73 x 2.21)



Upvc window to rear elevation. Carpeted. Radiator.

Bathroom



Upvc window to rear elevation. Panelled bath. Part tiled walls. Vinyl flooring, Wash hand basin. Toilet. Spot lighting. Heated towel rail.

Garden



Front: Pathway leading to front entrance door.
Rear: Enclosed by timber fencing. Laid to lawn.
Patio area.



Garage



Single garage with up and over door.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: £250 to The Weston Development Limited Company.

Management Company:

Property construction: Brick built

Electricity supply: Mains

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 Limited over Voice and Data. Three is None over Voice and Data. O2 is Limited over Voice and None over 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 in a block.

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - low. 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: B84

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.

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.

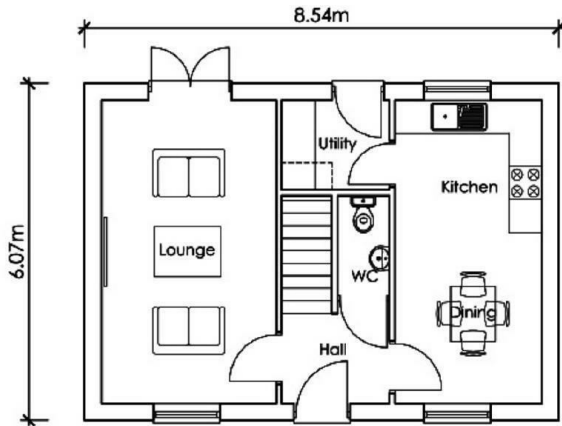
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

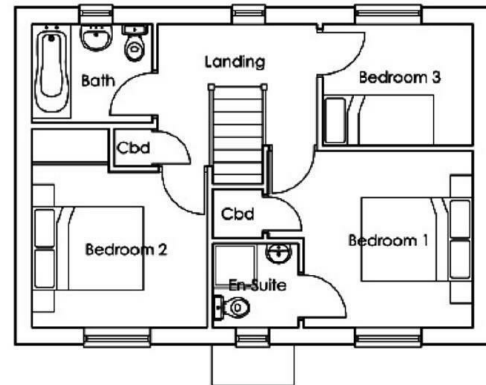
These particulars, whilst believed to be accurate

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Floor Plan

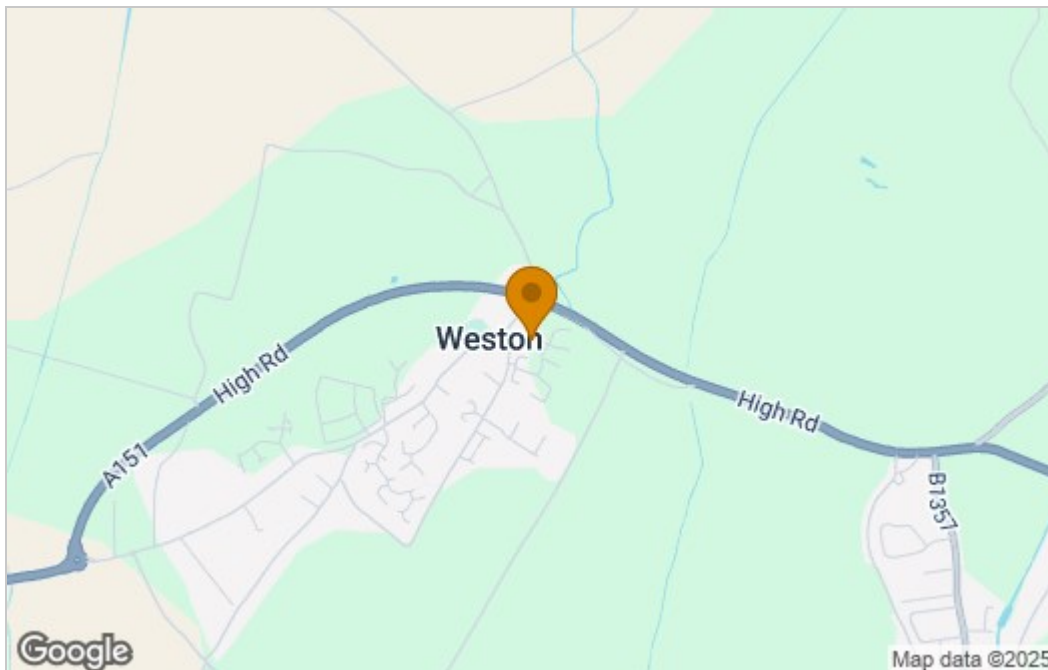


Ground Floor Plan



First Floor Plan

Area Map



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Energy Efficiency Graph

