



8 Lychgate, Weston, PE12 6GZ

£315,000

- Five bedrooms
- Popular village setting
- Within easy access to local amenities
- Beautiful modern kitchen diner
- Blank canvas rear garden
- Built circa 2024
- Ample off road parking and garage
- Neutral decor throughout

This beautifully presented, recently built detached family home offers the space and style every modern family desires. Boasting a thoughtfully designed layout, the heart of the home is a bright and spacious kitchen-diner that opens out onto the rear garden — perfect for entertaining or relaxed family living.

Upstairs, you'll find four generously sized bedrooms and a study, including a luxurious main suite complete with its own en-suite bathroom. Every room is finished to a high standard, providing comfort and flexibility for growing families or those needing work-from-home space.

Located in the sought-after village of Weston, you're just a short stroll from the local village shop and the much-loved Chequers pub — a true gem for locals.

Don't miss the opportunity to make this exceptional home yours. Book your viewing today!

Entrance Hall 16'4" x 6'2" (4.98m x 1.90m)



UPVC door to front. Radiator. Carpeted. Stairs to first floor. Under stairs storage cupboard.

Lounge 14'9" x 9'10" (4.51m x 3.00m)



UPVC window to front. Radiator. Carpeted.

Kitchen/Dining Room 10'0" x 21'10" (3.06m x 6.66m)



UPVC window to rear. French doors to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap over. Integrated dishwasher. Integrated fridge/freezer. Four ring gas hob with extractor hood over. Built in oven and grill. Boiler. Herringbone vinyl flooring. Radiator.

Cloakroom/Utility Room 6'10" x 4'9" (2.09m x 1.45m)



UPVC window to side. Wash hand basin. Toilet. Herringbone vinyl flooring. Radiator.

First Floor Landing 9'1" x 11'3" (2.77m x 3.45m)



Carpeted. Loft access. Large airing cupboard.

Bedroom 1 13'4" x 10'10" (4.07m x 3.31m)



UPVC window to rear. Radiator. Carpeted.

En-suite 7'6" x 5'4" (2.29m x 1.63m)



UPVC window to front. Double shower cubicle with

shower extension. Partially tiled walls. Tiled effect vinyl flooring. Pedestal wash hand basin. Toilet. Extractor fan. Radiator.

Bedroom 2 11'5" x 9'1" (3.50m x 2.78m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 3 9'6" x 10'2" (2.92m x 3.11m)



UPVC window to front. Radiator. Carpeted.

Bedroom 4 9'7" x 9'5" (2.94m x 2.89m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 5/Study 6'0" x 7'8" (1.84m x 2.34m)



UPVC window to rear. Radiator. Carpeted.

Bathroom 6'0" x 7'8" (1.84m x 2.34m)



UPVC window to side. Bath with mixer tap. Partially

tiled walls. Tiled effect vinyl flooring. Pedestal wash hand basin. Toilet. Extractor fan. Radiator.

Outside



Front: Pathway leading to front door. Lawn area. Side gated access to the rear garden. Rear: Enclosed by timber fencing. Lawn area. Patio area.

Garage

Property Postcode

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

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: C

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

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 None over Voice and Data. Three is None over Voice and Data. O2 is Limited over Voice and None over Data. Vodafone is None 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

Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. 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: B83

warranty in respect of the property. These details are subject to change.

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.

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.

Ark Property Centre

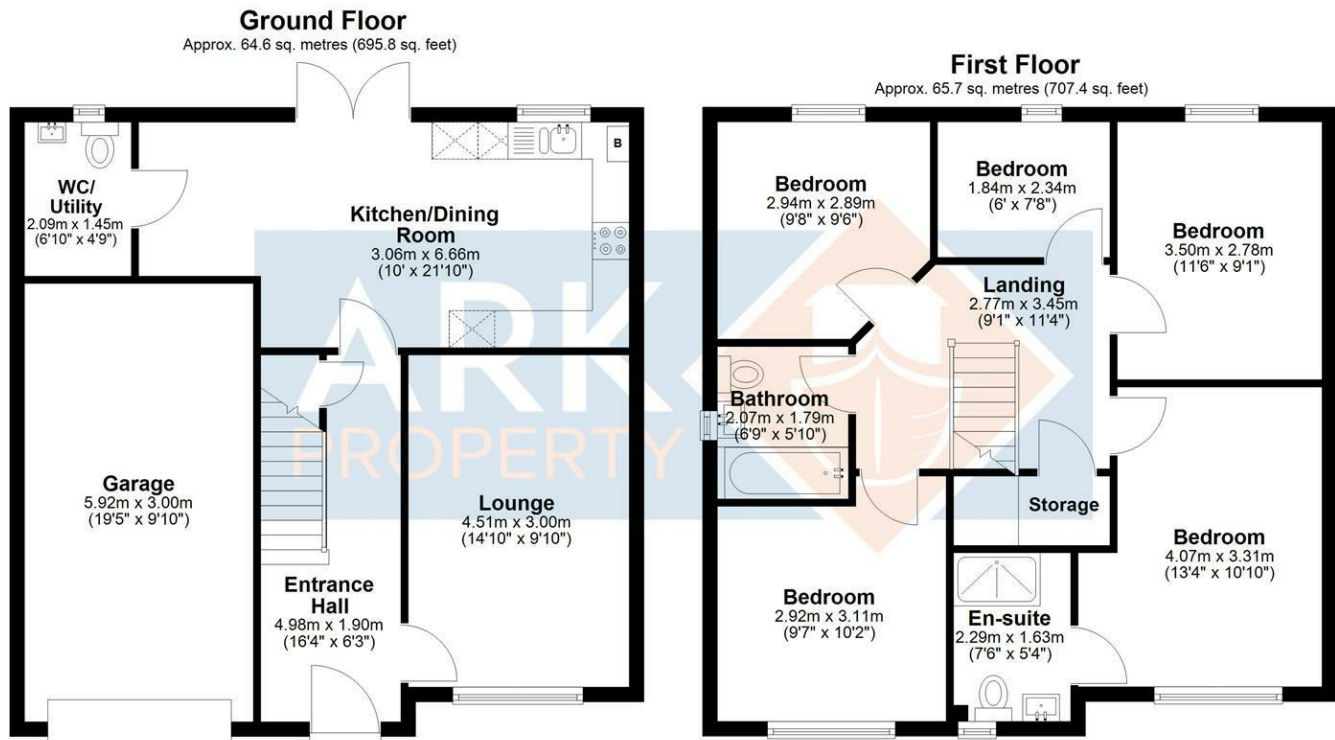
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Floor Plan

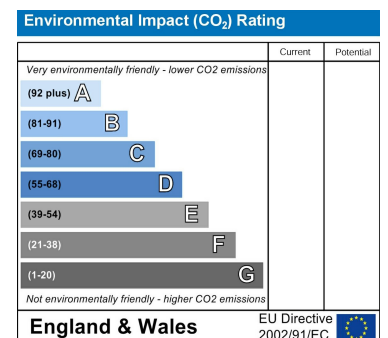
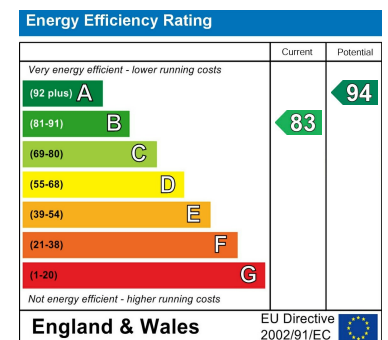


Total area: approx. 130.4 sq. metres (1403.2 sq. feet)

Area Map



Energy Efficiency Graph



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