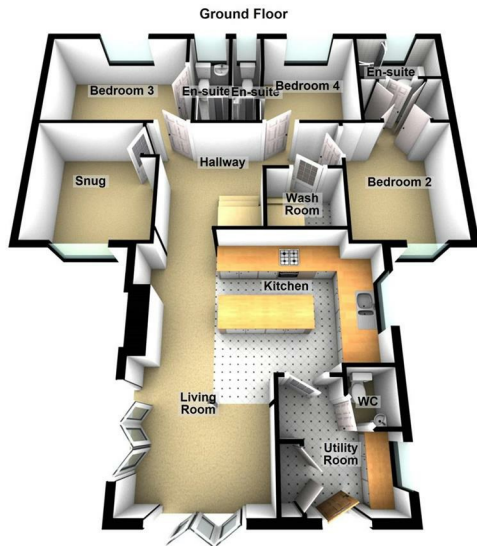
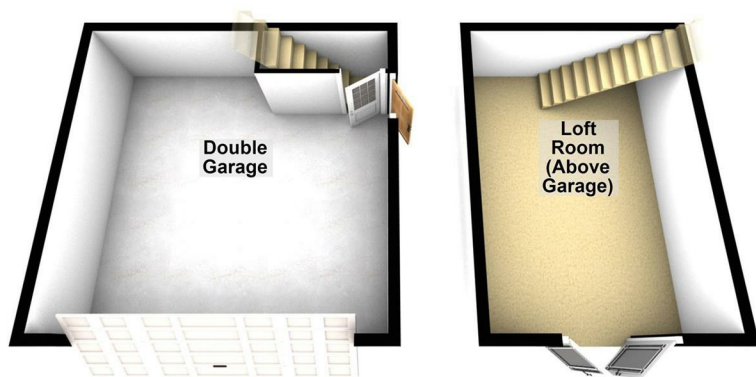
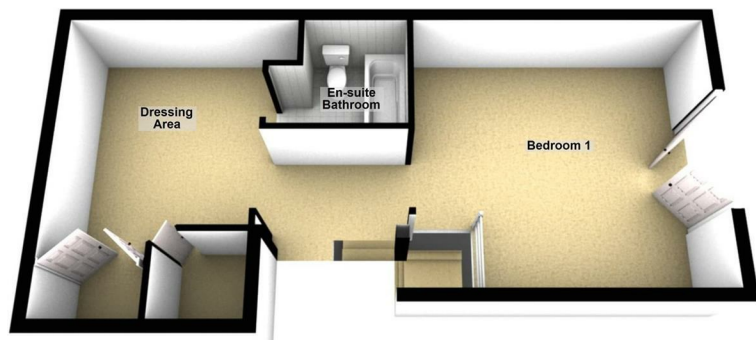




Garage



First Floor



- UTILITY ROOM
- CLOAKROOM
- KITCHEN AREA
- OPEN PLAN LIVING AREA
- HALLWAY WITH VAULTED CEILING
- SNUG
- BEDROOM 1
- SHOWER ROOM ENSUITE
- BEDROOM 2
- SHOWER ROOM ENSUITE
- BEDROOM 3
- SHOWER ROOM ENSUITE
- BEDROOM 4
- SHOWER ROOM ENSUITE
- LAUNDRY ROOM

- BEDROOM 1
- DRESSING AREA
- ENSUITE BATHROOM
- DOUBLE GARAGE
- LOFT



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Small Drove
Weston, Spalding, PE12 6HU
Offers Over £400,000



Small Drove Weston, Spalding PE12 6HU

A truly one-of-a-kind bespoke family home in the picturesque village of Weston, offering a stunning open-plan kitchen and living space, luxury en-suite bedrooms, landscaped private gardens, detached double garage and exceptional energy efficiency, all available with no forward chain.

- GUIDE PRICE £400,000 - £420,000 | AVAILABLE WITH NO FORWARD CHAIN
- STUNNING OPEN-PLAN KITCHEN, DINING AND LIVING SPACE WITH CENTRAL ISLAND AND BI-FOLD DOORS TO THE GARDEN
- THREE GROUND FLOOR DOUBLE BEDROOMS, EACH WITH FITTED STORAGE AND LUXURY EN-SUITE SHOWER ROOMS
- SET BEHIND ELECTRIC GATES WITH AMPLE PARKING AND A DETACHED DOUBLE GARAGE PLUS LOFT ROOM WITH JULIET BALCONY
- IMPRESSIVE PRINCIPAL SUITE UPSTAIRS WITH JULIET BALCONY, DRESSING AREA, EN-SUITE BATHROOM AND STORAGE
- LANDSCAPED PRIVATE GARDENS WITH PATIO AREAS, SUNKEN LAWN, RAISED BEDS AND UNIQUE CRESCENT-SHAPED RETREAT
- STYLISH DESIGN BLENDING MODERN FINISHES WITH TRADITIONAL WOODEN BEAMS THROUGHOUT

Viewings: By appointment
Offers Over £400,000

- UTILITY ROOM

8'11" x 7"

Composite door to side, fitted worktops with fitted sink and space for appliances below, window to front, storage cupboard.
- CLOAKROOM

4" x 2'11"

Two piece suite with WC and wash hand basin.
- KITCHEN AREA

11'9" x 19'1" max

Window to side, fitted with a matching range of base and eye level units, integrated appliances including oven and five ring hob, fitted sink drainer, central island.
- OPEN PLAN LIVING ROOM

10'11" x 21'7" max

Bi-fold doors to rear and side, log burner, tiled flooring, open to:
- HALLWAY

Tiled flooring, vaulted ceiling, stairs to first floor, access to:
- SNUG

10'3" x 9'3"

Window to side, fitted carpet.
- BEDROOM 2

13'11" x 9'4"

Window to side, fitted carpet, x2 double wardrobes, access to:
- ENSUITE SHOWER ROOM

4'4" x 7'3"

Obscure window to side, fitted three piece suite with shower, WC, wash hand basin, stylish fully tiled surround.
- BEDROOM 3

9'4" x 12'4"

Window to side, fitted carpet, fitted storage.
- SHOWER ROOM ENSUITE

3'7" x 9'2"

Obscure window to side, fitted three piece suite with shower, WC, wash hand basin, stylish fully tiled surround.
- BEDROOM 4

8'3" x 9'4"

Window to side, fitted carpet, fitted storage.



- SHOWER ROOM ENSUITE

9'2" x 2'7"

Obscure window to side, fitted three piece suite with shower, WC, wash hand basin, stylish fully tiled surround.
- LAUNDRY ROOM

Space and plumbing for appliances.
- BEDROOM 1

15'3" x 14'3"

Juliet balcony to front, fitted carpet, open to:
- DRESSING AREA

10'3" max x 10'4"

Fitted carpet, storage cupboard, airing cupboard.
- ENSUITE BATHROOM

5'7" x 7'2"

Fitted three piece suite with bath, WC and wash hand basin.
- OUTSIDE

Externally, the home is set behind electric gates with ample off-road parking, a double garage (19" x 19'3" | 5.79m x 5.87m) with electric shutter door and loft space above (complete with Juliet balcony), and beautifully landscaped gardens. The outdoor space includes patio seating areas, a sunken lawn with raised beds, and a unique crescent-shaped brick-built structure with decking – a private, sheltered retreat for entertaining all year round. There are timber outbuildings/structures in front of the garage for additional store space.
- TENURE

Freehold.
- SERVICES

Mains water, electricity and drainage are all connected. Heating via a wood burner with back up gas tanks, gas tanks for kitchen hob, solar panels that generate an annual income.. None of these services or appliances have been tested by the agents.
- MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	96
(81-91) B		
(69-80) C		
(55-68) D		
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC