



7 Reinhard Close, Weston, PE12 6GX

£190,000

- Two double bedrooms
- Two en-suites
- Off road parking
- Well presented throughout
- Popular Ashwood homes model
- Village location within a short walk of amenities
- Modern kitchen diner
- Book your viewing to see this little gem

A firm favourite from Ashwood Homes, it's easy to see why this stylish design has remained so popular. Offering two generous double bedrooms, both with their own en-suite bathrooms, it's a layout that perfectly suits first-time buyers, professionals, downsizers, or those looking for a great investment.

Situated in the sought-after village of Weston, this well-proportioned home offers spacious rooms and a practical layout designed for modern living.

Outside, you'll find allocated parking and a low-maintenance rear garden, giving you more time to enjoy your new home and less time spent on upkeep.

Beautifully presented and ready to move straight into, this fantastic home is waiting for its next lucky owner.

Book your viewing today and see why this Ashwood Homes design continues to be such a popular choice.

Entrance Hall

Composite double glazed front door. Stairs leading to the first floor. Radiator.

Lounge



PVC double glazed window to front. Two radiators.



Kitchen



PVC double glazed window to rear. PVC double glazed French doors to rear. Base and eye level units with work surface over. Sink unit with drainer with mixer taps. Integrated electric oven and grill. Induction hob with extractor hood over. Integrated fridge freezer. Integrated slimline dishwasher. Space and plumbing for washing machine. Radiator.



Cloakroom



Toilet. Pedestal wash hand basin. Tiled splashback. Radiator. Extractor fan.

Bedroom



PVC double glazed window to front. Radiator. Storage cupboard.

First Floor Landing



Loft access. Doors to bedrooms and bathroom.

En-suite



Toilet. Pedestal wash hand basin with mixer tap. Double shower cubicle with rainfall showerhead and a separate shower attachment. Shaver point. Wall mounted heated towel rail. Extractor fan.

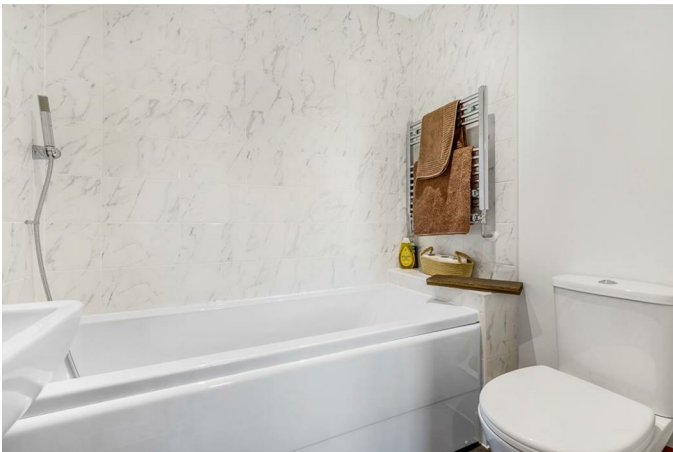
Bedroom



Two PVC double glazed windows to rear. Radiator.



En-suite



Panel bath with mixer taps over and a mixer tap handheld shower, pedestal wash hand basin with mixer taps over, tiled splashback, WC with push button flush, double shaver point, wall mounted

heated towel rail, skimmed ceiling with inset spotlights and extractor fan.



Outside



There is a block paved off driveway providing off road parking for two cars. The rear garden which is enclosed by timber fencing. Patio seating area. Outside light and outside tap.



Property Postcode

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

Additional Information

PLEASE NOTE:

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

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: £286.80 per year. Paid to Encore Estates.

Property construction: Brick built

Electricity supply: Fuse Energy

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 Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and 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: 2 Allocated parking spaces at front of property.

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: 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.

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.

Referral & Fee Disclosure

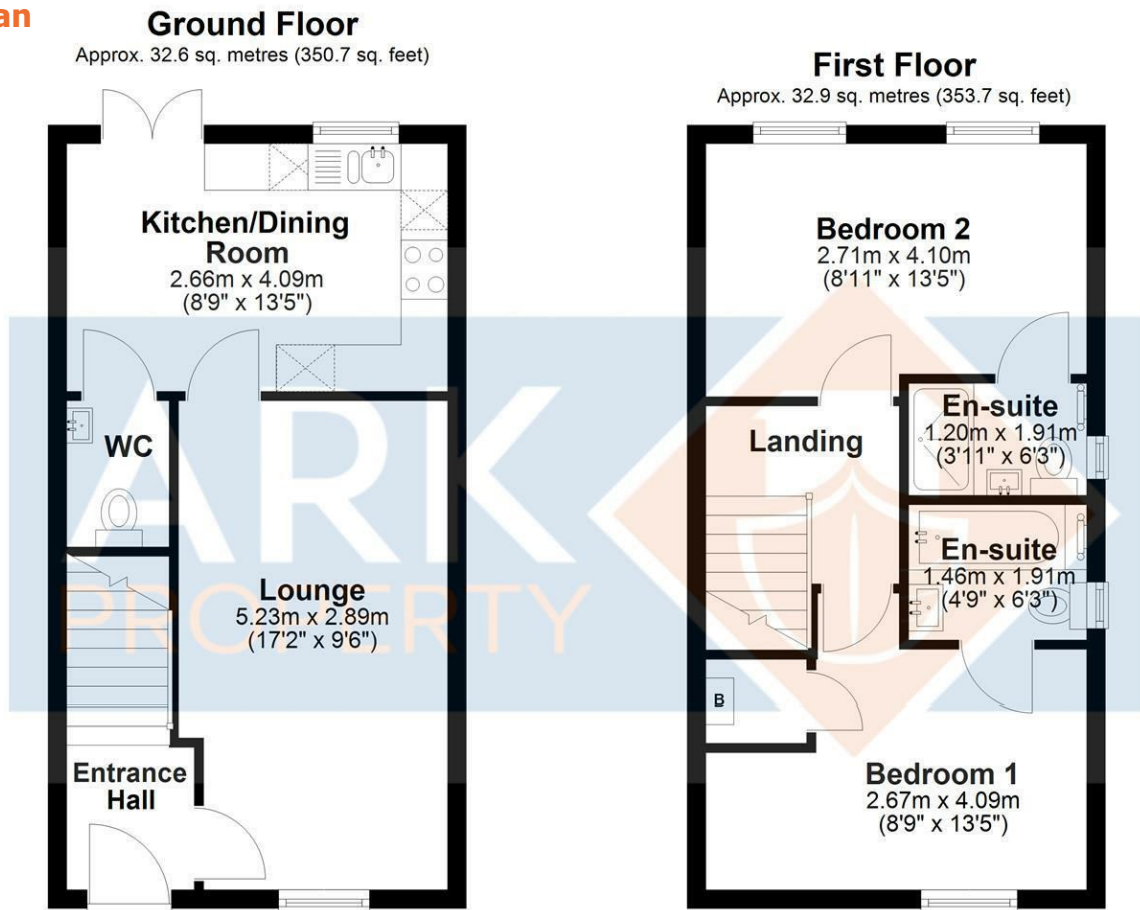
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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.

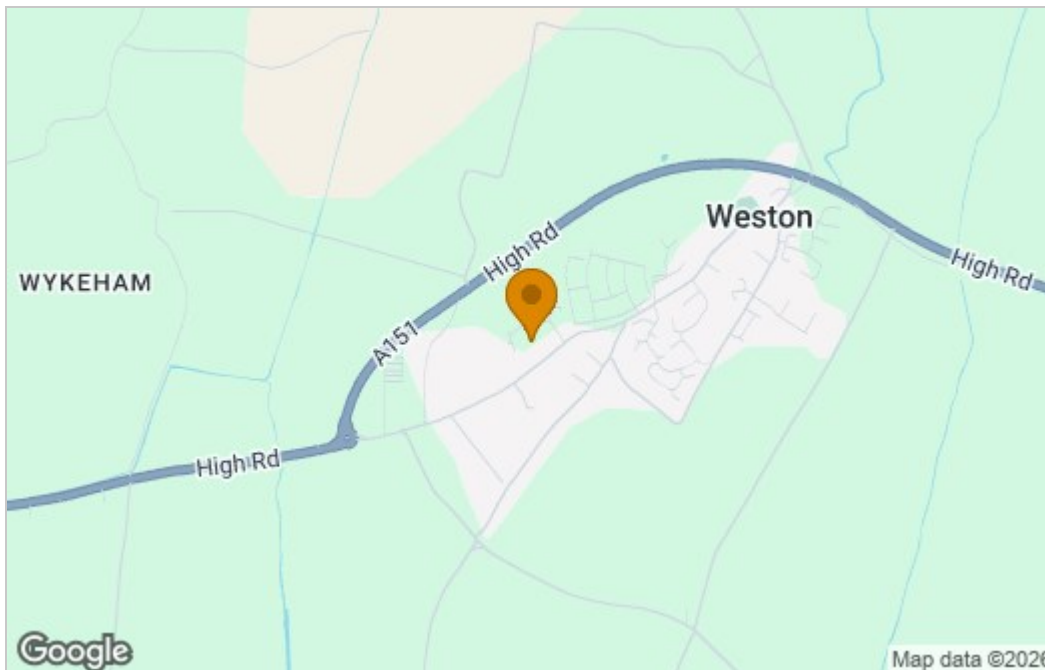
Floor Plan



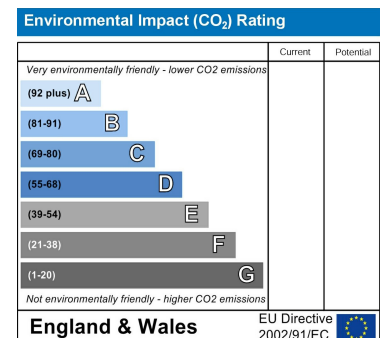
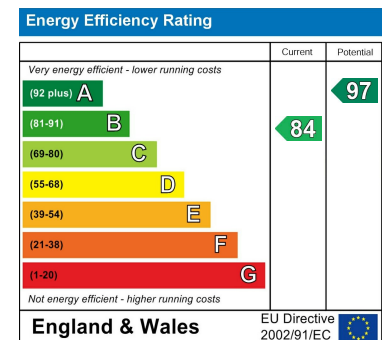
Total area: approx. 65.4 sq. metres (704.4 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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