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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



10 St Marys Close, Weston PE12 6JL

£274,950 Freehold

- Detached House
- 3 Bedrooms
- Lounge and Dining Room
- Cabin/Summerhouse
- Gas Central Heating

Immaculately presented detached 3 bedroom house in pleasant cul-de-sac location. Established front and rear gardens, external covered seating/entertaining area and cabin/summerhouse. Driveway and garage. UPVC windows, central heating.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION Through the UPVC front entrance door opening into:

RECEPTION HALL 11' 9" x 6' 0" (3.59m x 1.83m) Fitted carpet, radiator, staircase off, smoke alarm, ceiling light, dado rail, under stairs store cupboard, door to:

LOUNGE 12' 7" x 14' 6" (3.84m x 4.43m) Large UPVC window to the front elevation, coved cornice, ceiling light, 3 wall lights, fitted carpet, radiator, pebble effect electric fire with polished stone surround, square arch to:

DINING ROOM 12' 0" x 9' 8" (3.67m x 2.97m) Coved cornice, ceiling light, radiator, laminate flooring, UPVC sliding patio door to the rear elevation, central heating control unit.

KITCHEN 12' 0" x 8' 6" (3.68m x 2.61m) Ceramic floor tiles, comprehensive range of fitted base cupboards and drawers,



roll edged worktop, one and a quarter bowl enamel sink unit with mono block mixer tap, intermediate Metro style tiling, eye level wall cupboards, concealed cooker hood above the Bosch 4 burner gas hob with electric oven beneath, plumbing and space for dishwasher, recessed ceiling lights, radiator, utilities cupboard, part glazed door to:

SUN ROOM 7' 3" x 5' 6" (2.22m x 1.69m) UPVC windows to the side and rear elevations, glazed UPVC rear entrance door, tiled floor, radiator, ceiling light.

CLOAKROOM 4' 5" x 3' 3" (1.37m x 1.00m) Obscure glazed UPVC window, ceiling light, two piece suite comprising low level WC and bracket hand basin.

LAUNDRY CUPBOARD 3' 6" minimum x 4' 5" (1.09m minimum x 1.35m) Plumbing and space for washing machine with shelf for tumble dryer above, recessed shelving, ceiling light.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING UPVC window to the side elevation, access to loft space, doors arranged off to:

BEDROOM 1 14' 6" x 10' 11" (4.44m x 3.34m) Laminate flooring, UPVC window to the front elevation, coved cornice, ceiling light, radiator.

BEDROOM 2 12' 3" x 9' 5" (3.74m x 2.89m) extending to 10' 11" (3.35m), laminate flooring, UPVC window to the rear elevation, coved cornice, ceiling light, radiator.

BEDROOM 3 7' 4" x 8' 0" (2.25m x 2.44m) Coved cornice, ceiling light, radiator, laminate flooring, UPVC window to the front elevation, fitted store cupboard.

SHOWER ROOM 8' 9" x 6' 5" (2.69m x 1.98m) Fitted with a large shower enclosure with retractable seat, overhead sprinkler and Aqua boarding, low level WC with push button flush, hand basin with mixer tap set within vanity unit with illuminated mirror, cupboards and drawers, tiled walls, tiled floor, vertical column radiator, obscure glazed UPVC window, recessed ceiling lights.

EXTERIOR Open plan lawned garden with stocked border, paved area and circular inset with attractive bush and tarmacadam driveway leading to:

ATTACHED GARAGE Up and over door, concrete floor, power and lighting.

Side gate giving access to:

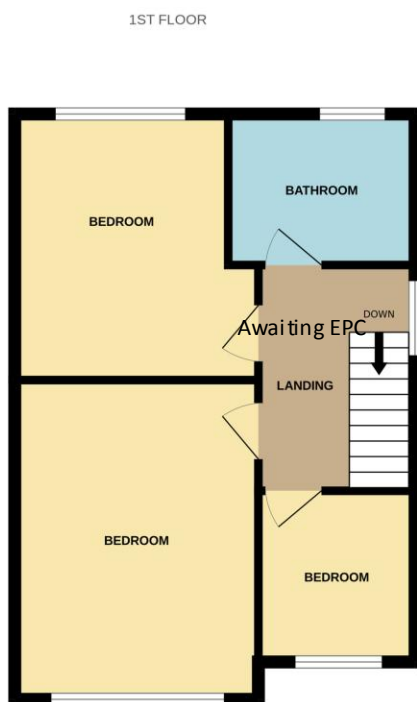
ESTABLISHED REAR GARDENS Hard landscape with 2 tier patio, seating area with covered pergola, stocked borders, timber fencing to the side and rear boundaries.

CABIN/SUMMERHOUSE 12' 0" x 8' 3" (3.66m x 2.54m) Brick and block construction with a pitched roof, twin part glazed French doors. This versatile room could be a work from home office/garden room/play room/studio as desired.

STORE AREA AND SHED

DIRECTIONS From Spalding proceed in an easterly direction along the A151 Holbeach Road for just over 2 miles. At the roundabout take the second exit passing Baytree Garden Centre and take a right hand turning into Broadgate, second right into St Marys Close and the property is situated on the right hand side.

AMENITIES Weston has a primary school, general stores, public house/restaurant, Church and a large and popular garden centre. The thriving Georgian market town of Spalding is 3 miles distant and the cathedral city of Peterborough approximately 20 miles, the latter having a fast train link with London's Kings Cross minimum journey time 46 minutes.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE Freehold

SERVICES Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S12114

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		