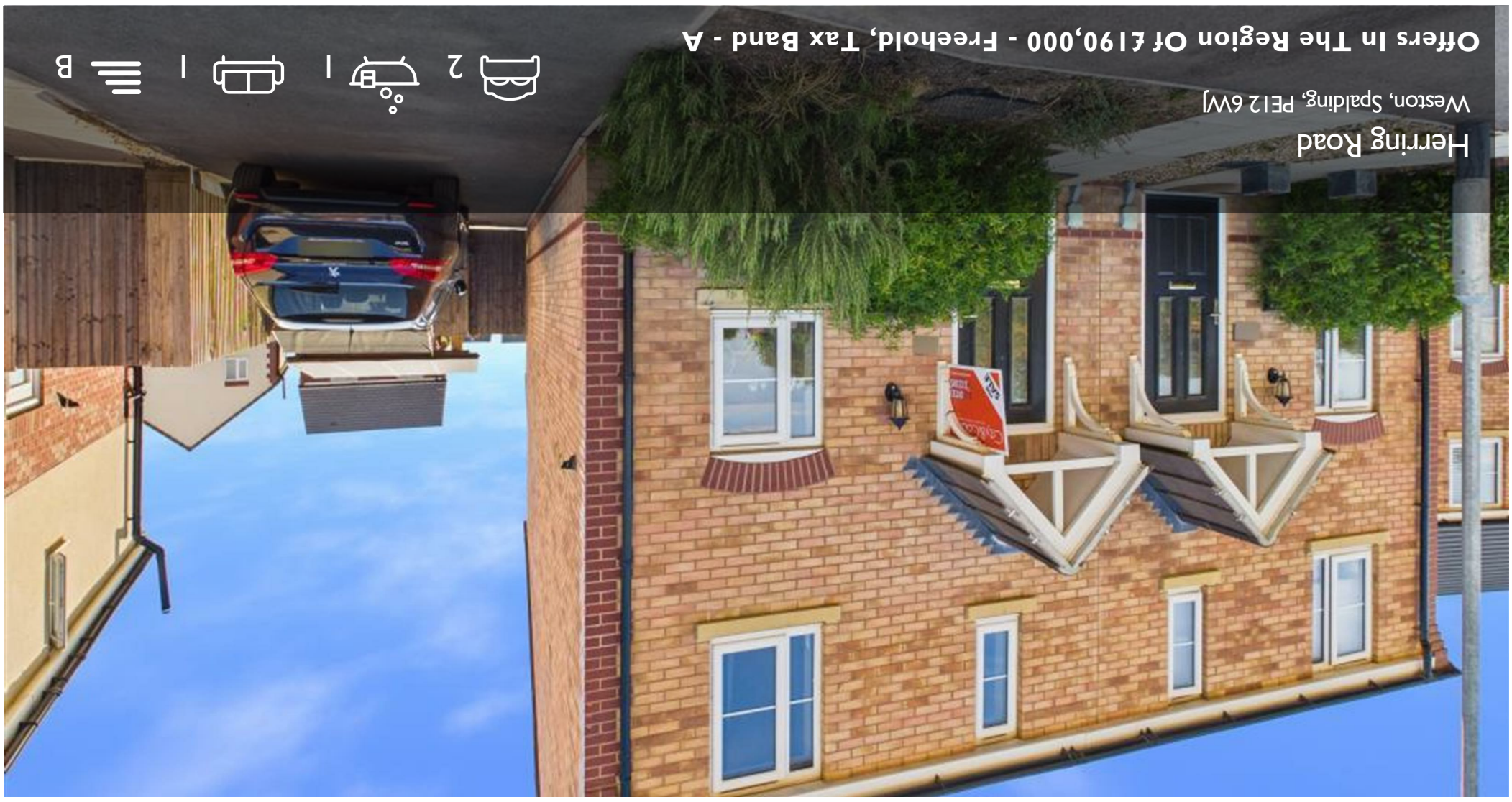


Herring Road

Weston, Spalding, PE12 6WJ

Offers In The Region Of £190,000 - Freehold, Tax Band - A

2 | 1 | 1 | B

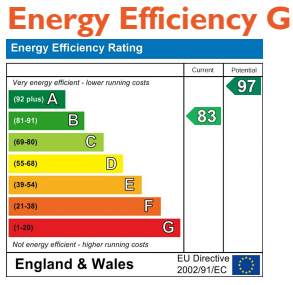
Floor Plan

Area Map

Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Herring Road

Weston, Spalding, PE12 6WJ

A beautifully presented, brand new (2023) semi-detached home in the popular village of Weston, just outside Spalding, still benefitting from the remainder of its new home warranty. Offering stylish open-plan living, two well-proportioned bedrooms, a larger than average garden and off-road parking for two cars, this is an ideal purchase for first-time buyers, young families or those looking to downsize without compromise.

Nestled on Herring Road in the sought-after village of Weston, just outside Spalding, this beautifully presented semi-detached home was built brand new in 2023 and remains under the new home warranty, offering complete peace of mind to its next owner. Stepping through the front door, you are welcomed into a practical entrance hallway that provides access to a convenient ground floor WC, ideal for guests and everyday family life. Flowing through from the hallway is the true heart of the home: an impressive open-plan kitchen, living and dining area that spans the full depth of the property, offering a wonderfully sociable space for cooking, relaxing and entertaining, with french doors opening out to the rear garden and windows to the front elevation allowing natural light to flood in throughout the day. A staircase from this main living space leads up to the first floor landing, which in turn provides access to two well-proportioned bedrooms, including a generous master bedroom benefitting from its own storage cupboard, along with a second double bedroom and a stylish family bathroom fitted with a modern white suite. Outside, the property continues to impress with a larger than average garden, perfect for outdoor entertaining, gardening enthusiasts or simply enjoying some peace and quiet, while off-road parking for two cars adds valuable practicality and convenience for everyday living. The home also benefits from mains gas central heating throughout, ensuring efficient and reliable warmth all year round. Weston itself is a charming and popular village, offering a genuine sense of community along with excellent local amenities, including the well-regarded Chequers pub and restaurant, perfect for a relaxed meal or drink, and a well-stocked village shop with post office catering to everyday needs, all while being just a short distance from the market town of Spalding for a wider range of shopping, schooling and transport links.

Entrance Hall
1.61 x 1.54 (5'3" x 5'0")

WC
0.92 x 1.57 (3'0" x 5'1")

Kitchen/Living/Dining Area
3.89 x 7.49 (12'9" x 24'6")

Landing
1.05 x 1.38 (3'5" x 4'6")

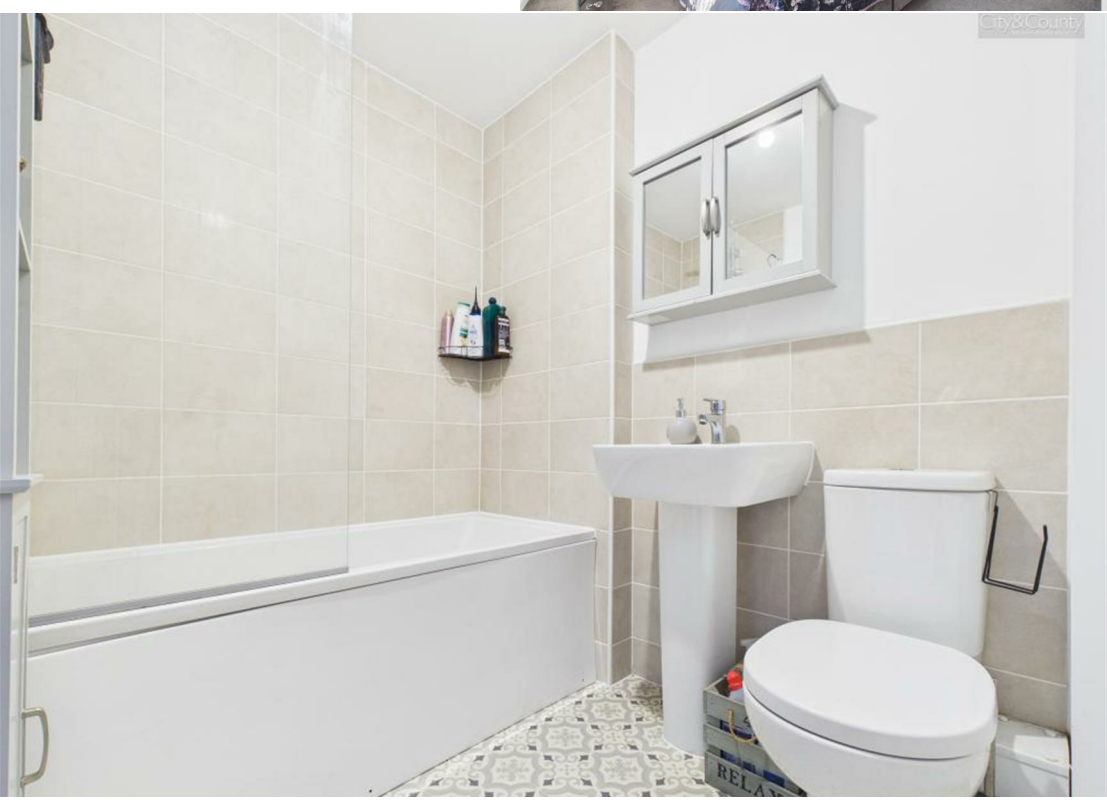
Master Bedroom
3.85 x 3.12 (12'7" x 10'2")

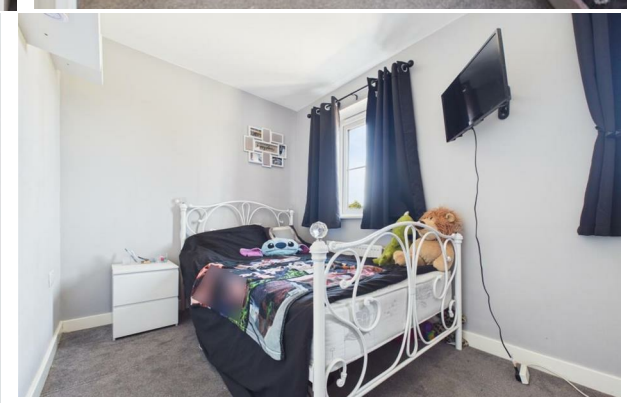
Bathroom
1.85 x 2.11 (6'0" x 6'11")

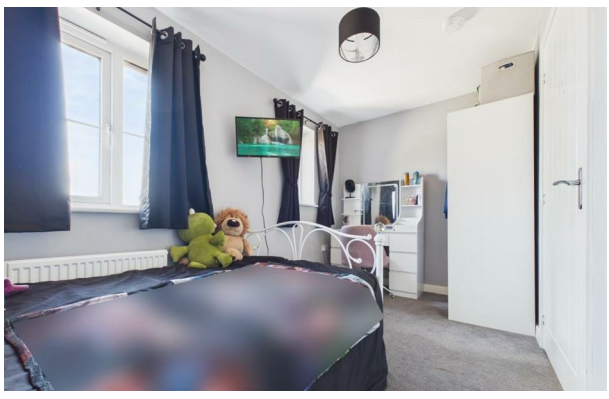
Bedroom Two
3.88 x 2.15 (12'8" x 7'0")

EPC - B
83/97

Tenure - Freehold
We have been advised that there is potentially a community Green Space Charge payable, current figure to be confirmed.







IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 900Mbps
Mobile Coverage: EE - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL