

Luxurious and Spacious Well Appointed Four Bedroomed Detached Bungalow

212 High Road | Weston | Spalding | Lincolnshire | PE12 6JU



Desirable Location Close to Amenities and Good Transport Links
Large Detached Bungalow which is Well Appointed with High Specification
Situated in Private Gardens Extending to 0.3 acres, 0.13 Hectares
2/3 Reception Rooms, Well Appointed Kitchen, Separate Utility Room with WC
Large Double Garage Workshop, Potential for a Separate Annexe
Viewing Highly Recommended

For Sale Freehold with Vacant Possession
£595,000 Subject to Contract, No Onward Chain

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The village and civil parish of Weston is located approximately 100 miles to the north of London, 2 miles to the east of Spalding on the High Road, 5 miles west of Holbeach and 17 miles to the north-east of Peterborough on the A16 trunk road.

Weston has a population of just over 2,000 residents and a range of amenities. Weston has been bypassed, the A151 now running to the north of the town giving access to Holbeach, King's Lynn, Spalding, Peterborough and the A1.

The property is located on the old High Road close to Baytree Garden Centre and is on the bus route. The village of Weston benefits from a primary school, restaurant/pub, church and local shop.

Spalding has a population of just over 30,000 residents, strong retail, sporting and educational offering and is renowned for the production of tulips and the Spalding Flower Festival.

The market town of Holbeach is located to the east and has a population of 11,200 residents, again having a strong retail, healthcare and educational offering.

Description...

212 High Road is a bespoke detached bungalow completed around 2019, offering a high level of amenity. Having been completed to a high specification it has a great family layout as well as offering multigenerational living with a number of room combinations. Features include but are not limited to; underfloor heating, security camera system, water softener, Integral Solar Panels (4KW), significant loft storage, dual room 8KW log burner, and solar boost for hot water.

Accommodation...

A porchway leads through to the extensive entrance hall having a solid floor.

Main Living Room.....6m x 4m
Having dual aspect and dual room log burner.

Kitchen.....5.1m x 4.9m
Having an extensive range of matching gloss grey fronted kitchen units with peninsular and in the main comprises high level cupboards with display shelves, base units, inset 1½ bowl sink with drainer, inset spotlights and integral appliances.

Dining Room.....4.9m x 4.1m
Having dual room log burner, feature brick wall and French doors to rear sun room.

Sun Room/Bedroom 4.....5.1m x 4.1m
With double height ceilings with Velux roof lights and patio doors to rear.

Utility Room.....3m x 4.5m max
Being L-shaped having space for domestic appliances, worksurfaces and fridges, water softener and door to rear garden.

WC

Having WC, wall mounted basin and boiler cupboard.

Master Bedroom Suite.....5.5m x 4.3m
Large built-in wardrobe.

En-suite Shower Room/Wet Room
Having fully drained floors, WC, walk-in shower, double fronted medicine cabinet and basin.

Family Bathroom/Wet Room
Having fully drained floors, shower, bath, basin and WC.

Bedroom 2.....5.4m x 4.8m
Large built-in wardrobe.

Bedroom 3.....4.1m x 3.9m
Large built-in wardrobe.

Outside...

To the front of the property is an extensive gravelled parking area with lawn and pathway out to the road.

Wooden gates lead to further gravelled driveway and hardstanding and access to the large garage/workshop. To the rear of which is an additional area of gravel.

Double Plus Garage.....6.1m x 5.4m
Having electric roller door, fully fitted tool cupboards, personnel door to rear garden and window.

To the rear is a south facing private garden with lawn, patio and seating areas.

Services...

The property is connected to mains utilities with a Bio-Unit for sewerage and separate surface water drainage. The property has been constructed with keeping running costs down in mind and features a solar boost for the emersion tank, the heating being underfloor with tails in place for an air source heat pump should the new purchaser wish to fit one.

Tenure...

The property is available freehold with vacant possession with no onward chain.

Outgoings...

The property is rated at Council Tax Band F.

EPC...

The property has an Energy Performance Asset Rating B91. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
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Ground Floor
Approx. 250.5 sq. metres (2696.3 sq. feet)



Total area: approx. 250.5 sq. metres (2696.3 sq. feet)



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