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The Poplars, High Road, Weston PE12 6JU

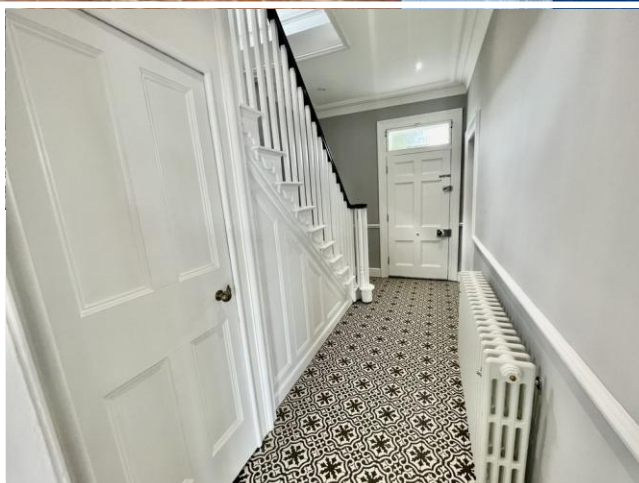
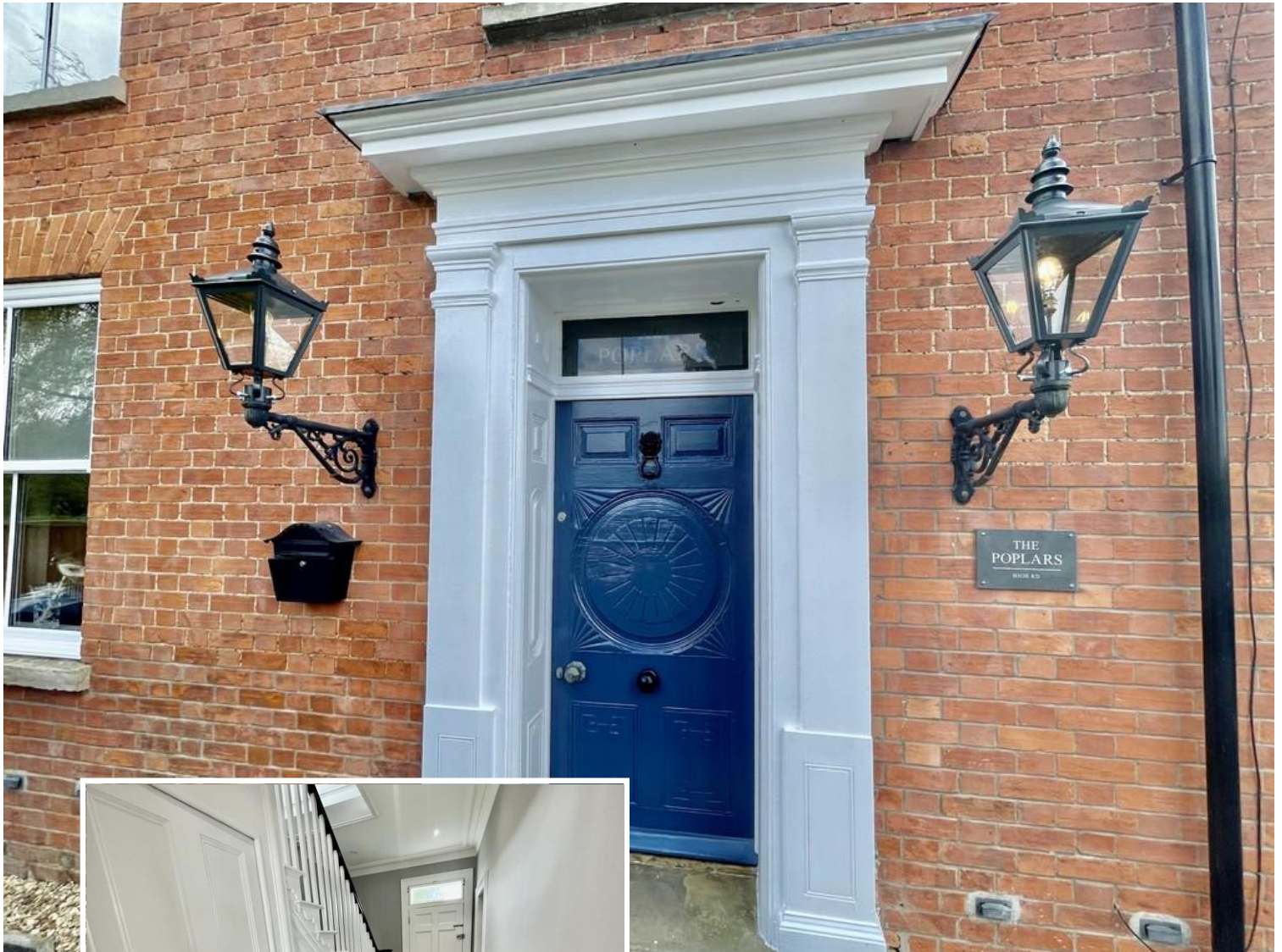
Guide Price £445,000 Freehold

- Large Plot, Ample Parking, Gardens
- 3 Bedrooms, En-Suite to Master
- Open Plan Accommodation and Separate Lounge
- Completely Refurbished Mobile Home
- Superbly Presented Throughout

Substantial property situated in the popular village of Weston. Accommodation comprising entrance hallway, lounge, open plan living/dining/kitchen, utility room and shower room to the ground floor; 3 bedrooms and bathroom to the first floor. Separate 2 bedroom mobile home (completely refurbished), ample parking, gardens to the front and rear, summerhouse. Footings and groundworks are already in place for a large 2 storey extension. **THE PLOT IS APPROACHING ½ ACRE STS**

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Original solid oak door with lantern lights to either side into:

MAIN ENTRANCE HALLWAY

8' 2" x 14' 1" (2.49m x 4.30m) Skimmed ceiling, inset LED lighting, moulded cornice, dado rail, radiator, tiled mosaic style flooring, telephone point, staircase rising to first floor, understairs cupboard with coat rail, shoe rack and lighting. Door into:

FORMAL LOUNGE

14' 2" x 16' 7" (4.34m x 5.07m) UPVC double glazed sash window to the front elevation, UPVC double glazed window to the side elevation, skimmed ceiling, moulded cornice, decorative ceiling rose, centre light point, solid oak floorboards, 2 floor standing radiators, TV point, feature carved wooden fireplace with tiled insert and tiled hearth with fitted wood burning stove.



From the Entrance Hallway door to:

OPEN PLAN LIVING/DINER/KITCHEN

37' 11" x 15' 10" extending to 18' 11" (11.56m x 4.84m extending to 5.77m)

LIVING AREA

UPVC double glazed sash window to the side elevation, skimmed ceiling, inset LED lighting, decorative moulding to ceiling, Italian porcelain tiles, 2 floor standing radiators, Inglenook fireplace with tiled hearth with fitted Anduro wood burning stove, hives system for the central heating.

DINING AREA

Fitted bi-fold doors to the rear elevation, skimmed ceiling, inset LED lighting, moulded cornice, Italian porcelain tiles, floor standing radiator, inset storage cupboard housing electric consumer unit board, bespoke oak fitted TV stand, full length larder fridge, integrated freezer. Opening into:

KITCHEN AREA

Italian porcelain tiles, 3 fitted UPVC double glazed roof windows, 2 Georgian UPVC double glazed sash windows to the side elevation, vaulted ceiling, inset LED lighting, 2 centre light points, wide range of base, eye level, drawer and glazed units, under cabinet lighting, Quartz worktops, Range master electric Range style cooker with electric oven and induction hob, extractor fan over, integrated dishwasher, freestanding enamel double bowl sink with mixer tap, space for fridge/freezer, door into:

LOBBY

4' 10" x 7' 1" (1.48m x 2.18m) Skimmed ceiling, inset LED lighting, access to loft space.

UTILITY AREA

Plumbing and space for washing machine, space for tumble dryer, fitted oak shelving above, Italian porcelain tiles, radiator.

SHOWER ROOM/WET ROOM

4' 9" x 7' 2" (1.46m x 2.19m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, full length stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap and fitted Mira the mostatic shower with rainfall shower and further shower attachment tap with glass screen.

From the Entrance Hallway the staircase rises to:

HALF LANDING

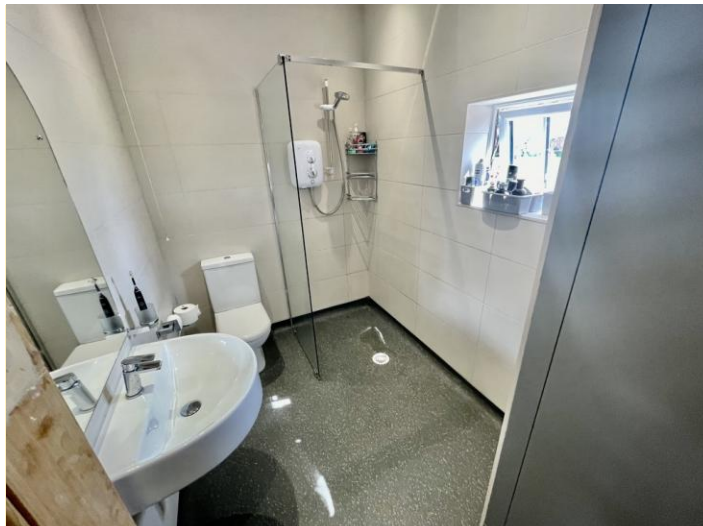
Georgian style UPVC double glazed sash window to the side elevation.

FIRST FLOOR GALLERIED LANDING

8' 9" x 10' 6" (2.68m x 3.21m) Skimmed ceiling, inset LED lighting, access to loft space, oak style LVT flooring, freestanding radiator, solid wooden door into:

MASTER BEDROOM

11' 2" x 15' 1" (3.41m x 4.60m) UPVC double glazed sash window to the side elevation, skimmed ceiling, inset LED lighting, oak style LVT flooring, freestanding radiator, walk-in wardrobe with hanging rail and shelving, 2 fitted double wardrobes into recess with hanging rail, shelving and radiators, door into:



EN-SUITE WET ROOM

5' 6" x 9' 1" (1.68m x 2.79m) UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, extractor fan, fully tiled walls, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap and glass mirror over, fitted Mira Elite powershower with glass screen. Storage cupboard off housing Ideal Logic boiler, shelving and hot water cylinder.

BEDROOM 2

14' 0" x 15' 8" (4.27m x 4.80m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, original oak floor boards, freestanding radiator, TV point, 2 double wardrobes fitted into recess with hanging rail, shelving and radiators. Feature cast iron fireplace with open grate and slate hearth.

BEDROOM 3

8' 1" x 9' 5" (2.48m x 2.89m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, oak style LVT flooring, freestanding radiator, TV point.

BATHROOM

9' 2" x 11' 5" (2.80m x 3.50m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, part tiled walls, tiled flooring, stainless steel heated towel rail, fitted with a four piece suite comprising high level original WC, wash hand basin with mirror over, roll top bath with claw feet and central telephone shower mixer tap, fully tiled shower enclosure with fitted shower over.



EXTERIOR

Dwarf brick wall and wrought iron railings to the front elevation with opening on to the tarmac driveway providing multiple off-road. Pillared entrance with double wrought iron gates to the side of the property leading onto further tarmac driveway providing further parking, extensive lighting.

The front garden is laid to lawn with mature trees and paved pathways.

REAR OF THE PROPERTY

Extensive flagstone patio area, original well with fitted pump, 2 police lantern lights, space for hot tub.

FURTHER EXTENSION

Footings are in place and the vendor will provide the plans.

Graphite grey gravel area leading to:

MOBILE HOME - IDEAL FOR WORK FROM HOME OFFICE/TEENAGE ANNEXE

With decking area and wrought iron railings. Composite door with matching UPVC double glazed panels to the side with window leading into:





LOUNGE/DINER

11' 9" x 17' 5" (3.59m x 5.33m) 2 obscure UPVC double glazed windows to the other side elevation, fitted laminate flooring, 2 radiators, inset lighting, TV point, fitted window blinds.

KITCHEN AREA

Fitted with a range of base units and further drawer units, inset stainless steel sink with mixer tap, hives system, door into:

BEDROOM

6' 7" x 11' 9" (2.03m x 3.59m) UPVC double glazed window to the rear elevation, inset downlighters, radiator, electric consumer board, TV point, storage wardrobe off with hanging rail.

From the Lounge Area into:

INNER HALLWAY

3' 1" x 3' 10" (0.94m x 1.18m) Inset downlighters, door into boiler cupboard with fitted Baxi gas propane boiler, door into walk-in wardrobe with lighting, shelving and hanging rail. Door into:

BEDROOM 2

6' 1" x 7' 10" (1.86m x 2.40m) UPVC double glazed window to the side elevation, inset downlighters, radiator, storage above bed with lighting.

WET ROOM

5' 7" x 7' 10" (1.72m x 2.41m) Obscured UPVC double glazed window to the side elevation, inset downlighters, full length stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, fitted sink into vanity unit with rainfall mixer tap and glass mirror over, fitted thermostatic shower.

AGENTS NOTE

The mobile home has been completely refurbished/redaddded and reroofed.

Fenced boundaries to both sides and to the rear elevations, log store, leading down the gravelled driveway there is a five bar original wrought iron gate and pillars with further fencing leading to pathways and further patio area with summerhouse and woodland area. The garden is laid to lawn.

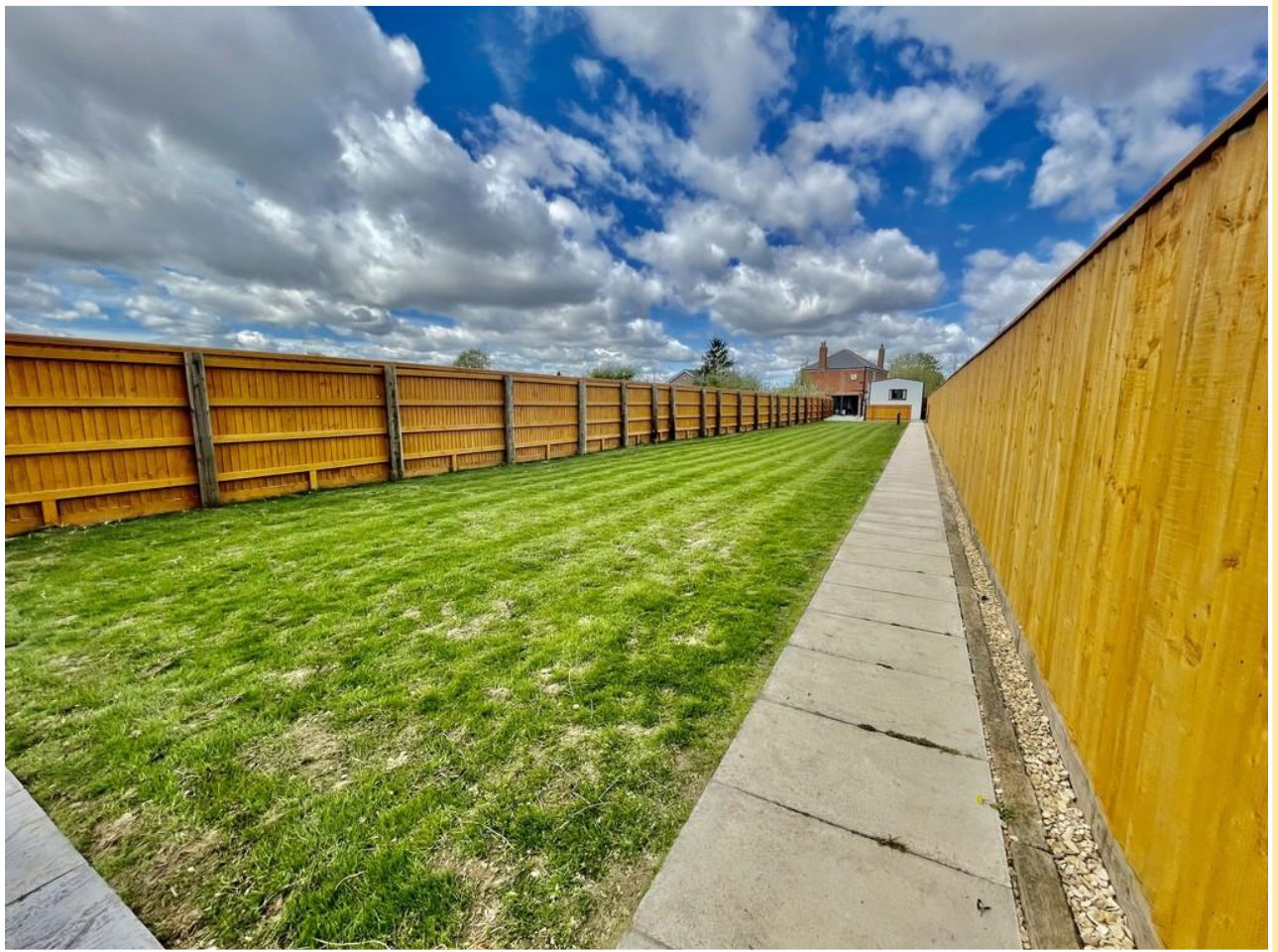
WORK FROM HOME OFFICE

All recently re-daddded, new roof, new UPVC windows.

UPVC double glazed French doors to the front elevation, UPVC double glazed window to the front and rear elevations, vaulted ceiling with ornate beams, laminate flooring, 2 centre light points, various power sockets, separate electric consumer unit.

There is a further lawned area to the rear with patio, mature trees and wooden garden shed with double doors.







THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water and electricity. Gas central heating. Private Mashensign treatment plant.

COUNCIL TAX BAND D

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: S21214

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.

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