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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Plot 25, High Road, Weston PE12 6RA

£128,500 Freehold

- Brand New 3 Bedroom House
- 50% Shared Ownership Scheme
- Master Bedroom with En-Suite
- Village Location
- Viewing Recommended

Brand new 3 bedroom detached house with open plan kitchen/dining room, utility room, cloakroom and sitting room. Master bedroom with en-suite shower room, 2 further bedrooms and bathroom. Available as part of Persimmon's Staircase Shared Ownership Housing Scheme with minimum share 50%. Asking price at 50% share £128,500.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Composite front entrance door to:

ENTRANCE HALL

Staircase off, understairs store cupboard.

LIVING ROOM

11' 7" x 12' 10" (3.55m x 3.93m) Window to the front elevation.

CLOAKROOM

Two piece suite comprising low level WC and wash hand basin.

KITCHEN/DINING ROOM

18' 0" x 9' 3" (5.51m x 2.84m) Fitted kitchen with an extensive range of units, oven, hob, extractor fan, dishwasher and fridge freezer, French doors to the rear elevation.



From the Reception Hall the staircase rises to:

FIRST FLOOR LANDING

Built-in Airing Cupboard, further fitted store cupboard.

BEDROOM 1

12' 10" x 10' 7" (3.93m x 3.25m) Window to the front elevation, door to:



EN-SUITE SHOWER ROOM

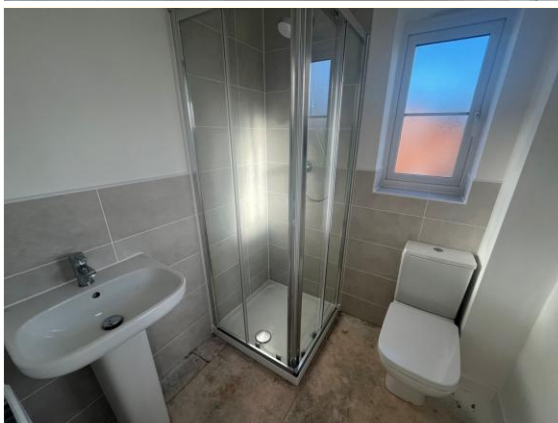
Three piece suite comprising shower cubicle, wash hand basin and low level WC.

BEDROOM 2

9' 3" x 9' 6" (2.83m x 2.90m) Window to the rear elevation.

BEDROOM 3

8' 5" x 9' 6" (2.58m x 2.90m) Window to the rear elevation.



FAMILY BATHROOM

With three piece suite.

EXTERIOR

Front and rear gardens, driveway with off-road parking.

DIRECTIONS

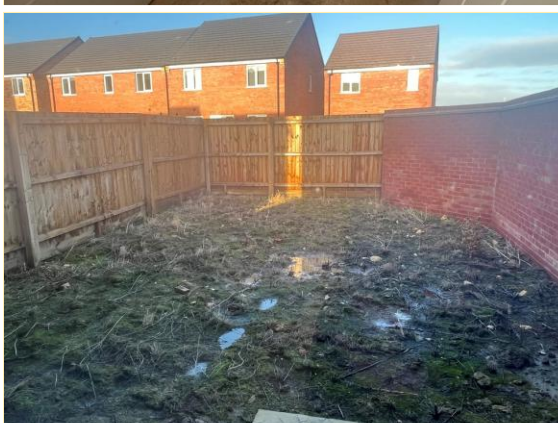
From Spalding proceed in an easterly direction along the A151 Holbeach Road, continue to the mini roundabout at Weston, taking the second exit, passing Baytree Garden Centre and then The Maples Development is situated on the left hand side with the Sales Office clearly marked.

PROCEDURE

To make an arrangement to view the site please contact Longstaffs Residential Sales Department on 017775 766766.

AMENITIES

Weston is a pleasant village with a range of facilities including Church, primary school, garden centre, public house/restaurants and convenience store. Spalding is 3 miles distant offering a wide range of facilities.



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



TENURE Freehold

SERVICES Mains

COUNCIL TAX BAND

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: S11642

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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