



FLEET ROAD

Holbeach, Spalding
Lincolnshire, PE12

2 & 3 Bedroom New Homes



FLEET ROAD IS SITUATED NEXT TO THE HISTORIC MARKET TOWN OF HOLBEACH.

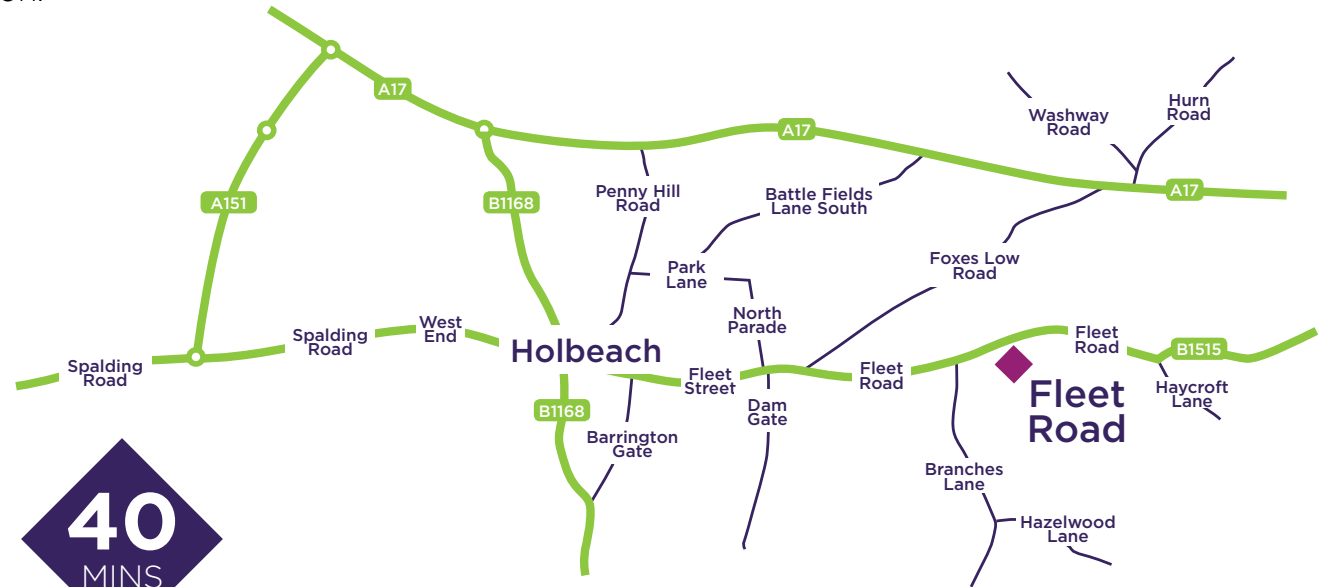


Holbeach is a pretty market town, which has many amenities for locals and visitors.

Fleet Road is positioned just outside Holbeach where you can find a wide selection of restaurants, pubs and take away's. Holbeach is located just 8 miles from Spalding which offers more supermarkets and great transport links via bus and train.

If you need to commute to work by car the A151 and A17 junction is situated nearby.

Fleet Road, is an ideal location if you are thinking of starting a family with various schools to choose from for all ages or an ideal base to explore the region.



Holbeach



King's Lynn



Boston



Peterborough

Please note: Car journey times shown are a average based on normal driving conditions.





FLEET ROAD SITE PLAN

The Hurn
3 Bed Semi-Detached House
1, 2, 20, 21, 22, 23, 24, 25

The Marsh
3 Bed Semi-Detached House
4

The Lyme
3 Bed Semi-Detached House
3

The Spalding
2 Bed Semi-Detached House
5, 6, 18, 19 Rent to buy scheme

Properties not for sale through
Platform Home Ownership



Please note: The site plan can change as the build progresses.



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» THE HURN

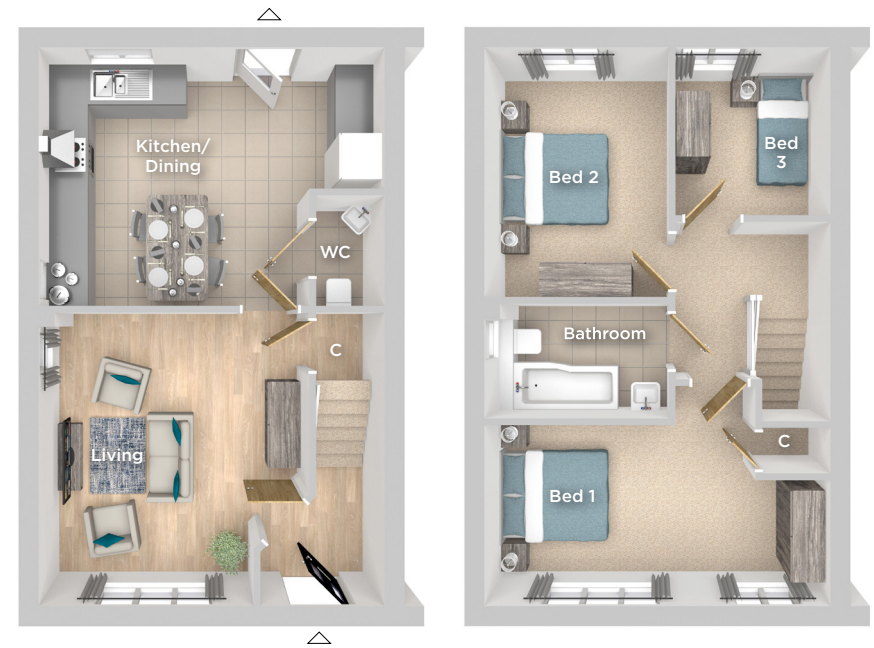
3 Bedroom
Semi-Detached home

The Hurn is a stylish three bedroom semi-detached home comprising of a well appointed modern kitchen/dining layout with access to the turfed rear garden and spacious living area. to the front of the property

Upstairs you will find three bedrooms, and the family bathroom fitted with a white suite and shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
5.20m x 3.88m 17'1" x 12'9"

Living
4.42m x 4.03m 14'6" x 13'3"

FIRST FLOOR

Bedroom 1
5.20m x 2.73m 17'1" x 8'11"

Bedroom 2
3.74m x 2.76m 12'3" x 9'1"

Bedroom 3
2.53m x 2.35m 8'3" x 7'9"

Bathroom
2.76m x 1.75m 9'1" x 5'9"

TOTAL FLOOR AREA

87.15m² - 938.04 sq.ft

△ External access C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at www.platformhomeownership.com for further details.



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» THE LYME

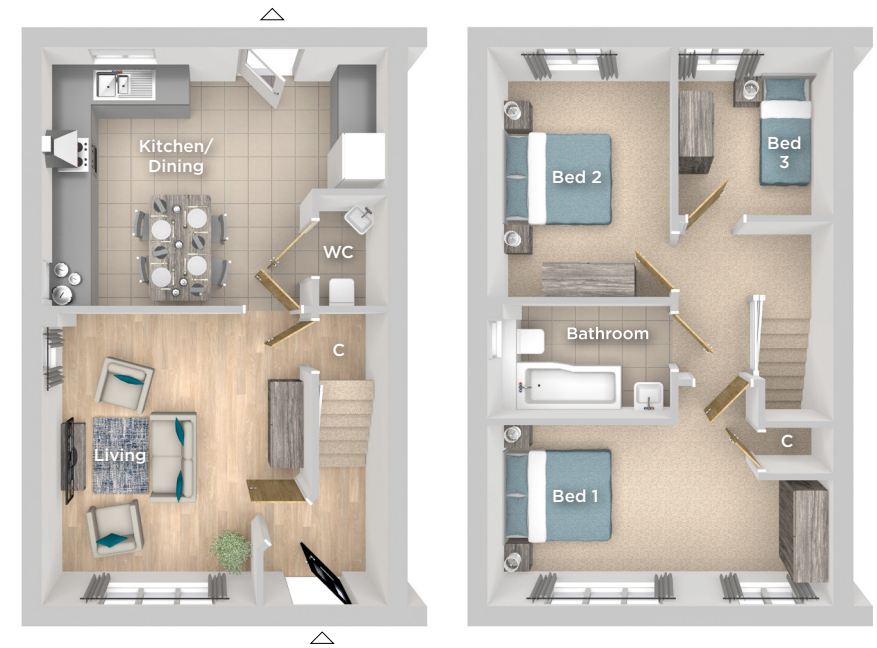
3 Bedroom
Semi-Detached home

The Lyme is a stylish three bedroom semi-detached home comprising of a well appointed modern kitchen/dining layout with access to the turfed rear garden and spacious living area. to the front of the property

Upstairs you will find three bedrooms, and the family bathroom fitted with a white suite and shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
5.20m x 3.88m 17'1" x 12'9"

Living
4.42m x 4.03m 14'6" x 13'3"

FIRST FLOOR

Bedroom 1
5.20m x 2.73m 17'1" x 8'11"

Bedroom 2
3.74m x 2.76m 12'3" x 9'1"

Bedroom 3
2.53m x 2.35m 8'3" x 7'9"

Bathroom
2.76m x 1.75m 9'1" x 5'9"

TOTAL FLOOR AREA

87.15m² - 938.04 sq.ft

△ External access C Cupboard/Storage

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» THE MARSH

3 Bedroom
Semi-Detached home

The Marsh is a stylish three bedroom semi-detached home comprising of a well appointed modern kitchen/dining layout with double door access to the turfed rear garden and spacious living area.

Upstairs you will find three bedrooms, and the family bathroom fitted with a white suite and shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
5.20m x 3.28m 17'1" x 10'9"

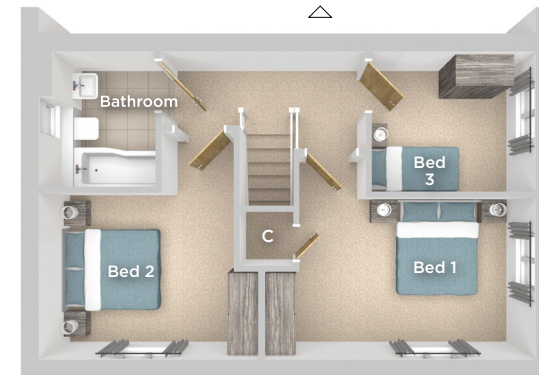
Living
5.20m x 3.96m 17'1" x 12'12"

TOTAL FLOOR AREA
87.17m² - 938.32 sq.ft

△ External access C Cupboard/Storage

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FIRST FLOOR

Bedroom 1
4.58m x 2.73m 15'0" x 8'11"

Bedroom 2
3.71m x 2.82m 12'2" x 9'3"

Bedroom 3
2.79m x 2.38m 9'2" x 7'10"

Bathroom
2.29m x 1.71m 7'6" x 5'7"



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» THE SPALDING

2 Bedroom
Semi-Detached home

The Lyme is a stylish two bedroom semi-detached home comprising of a well appointed modern kitchen/dining layout with access to the turfed rear garden and spacious living area. to the front of the property

Upstairs you will find two bedrooms, and the family bathroom fitted with a white suite and shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
4.52m x 3.88m 14'10" x 12'9"

Living
3.97m x 3.36m 13'0" x 11'0"



FIRST FLOOR

Bedroom 1
4.52m x 2.90m 14'10" x 9'6"

Bedroom 2
4.52m x 2.75m 14'10" x 9'0"

Bathroom
2.11m x 1.95m 6'11" x 6'5"

TOTAL FLOOR AREA
71.76m² - 772.39 sq.ft

△ External access C Cupboard/Storage

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House prices for all plots available on the **Shared Ownership Scheme**



Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge
1	The Hurn 3 Bed Semi-Detached House	20 Fitzroy Road, Fleet, Spalding, Lincolnshire PE12 8PL.	April 2025	£225,000	£78,750	£335.16	TBC
2	The Hurn 3 Bed Semi-Detached House	22 Fitzroy Road, Fleet, Spalding, Lincolnshire PE12 8PL.	April 2025	£225,000	£78,750	£335.16	TBC
3	The Lyme 3 Bed Semi-Detached House	24 Fitzroy Road, Fleet, Spalding, Lincolnshire PE12 8PL.	April 2025	£225,000	£78,750	£335.16	TBC
4	The Marsh 3 Bed Semi-Detached House	26 Fitzroy Road, Fleet, Spalding, Lincolnshire PE12 8PL.	April 2025	£225,000	£78,750	£335.16	TBC
20	The Hurn 3 Bed Semi-Detached House	5 Stanley Avenue, Fleet, Spalding, Lincolnshire PE12 8FL.	April 2025	£225,000	£78,750	£335.16	TBC
21	The Hurn 3 Bed Semi-Detached House	3 Stanley Avenue, Fleet, Spalding, Lincolnshire PE12 8FL.	April 2025	£225,000	£78,750	£335.16	TBC
22	The Hurn 3 Bed Semi-Detached House	1 Stanley Avenue, Fleet, Spalding, Lincolnshire PE12 8FL.	April 2025	£225,000	£78,750	£335.16	TBC
23	The Hurn 3 Bed Semi-Detached House	2 Ajax Gate, Fleet, Spalding, Lincolnshire PE12 8FJ.	April 2025	£225,000	£78,750	£335.16	TBC
24	The Hurn 3 Bed Semi-Detached House	4 Ajax Gate, Fleet, Spalding, Lincolnshire PE12 8FJ.	April 2025	£225,000	£78,750	£335.16	TBC
25	The Hurn 3 Bed Semi-Detached House	6 Ajax Gate, Fleet, Spalding, Lincolnshire PE12 8FJ.	April 2025	£225,000	£78,750	£335.16	TBC

For more information contact:
Sales@Platformhg.com
Platformhomeownership.com
0333 200 7304

Please note:
 Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation.
 Purchasers are advised to consult with your sales co ordinator.



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House prices for all plots available on the **Rent to Buy Scheme**



Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge
5	The Spalding 2 Bed Semi-Detached House	2 Stanley Avenue, Fleet, Spalding, Lincolnshire PE12 8FL.					TBC
6	The Spalding 2 Bed Semi-Detached House	4 Stanley Avenue, Fleet, Spalding, Lincolnshire PE12 8FL.					TBC
18	The Spalding 2 Bed Semi-Detached House	9 Stanley Avenue, Fleet, Spalding, Lincolnshire PE12 8FL.					TBC
19	The Spalding 2 Bed Semi-Detached House	7 Stanley Avenue, Fleet, Spalding, Lincolnshire PE12 8FL.					TBC

For more information contact:

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**BUILDING HOMES FOR
A BETTER FUTURE**

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