

Disclaimer: 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

England & Wales	
Energy Rating	Energy Efficiency Class
A	1-10%
B	11-15%
C	16-20%
D	21-25%
E	26-30%
F	31-35%
G	36-45%

Energy Efficiency Graph

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.

Viewing



Area Map



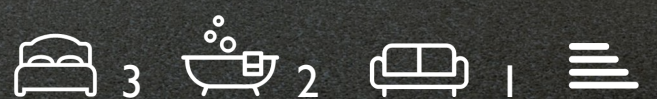
Floor Plan



Chapel Drove

Holbeach Drove, Spalding, PE12 0PT

£375,000 - Freehold , Tax Band - New Build



Chapel Drove

Holbeach Drove, Spalding, PE12 OPT

OPEN HOUSE EVENT SATURDAY 19TH OCTOBER -
CALL CITY & COUNTY FOR FURTHER
INFORMATION**

Welcome to Chapel Drove, Holbeach Drove, Spalding - a stunning new development by RK Wilson Ltd, known for their exceptional bespoke builds. This exclusive residential development offers a unique opportunity to own a piece of luxury in a semi-rural location. The site is located within the district of South Holland and is approximately 5 miles east of the historic market town of Crowland and 12 miles south east of Spalding, 15 miles north east of the cathedral city of Peterborough with a fast train link to London Kings Cross in approximately 45-50 minutes. A management company will be set up by the developer and will cover any costs associated with the roadway and the shared treatment plant system.

This detached bungalow, part of a limited collection of only four homes, is a true gem. With a spacious living room, a luxury kitchen-diner equipped with top-of-the-line integrated appliances, and three bedrooms including a master bedroom with an ensuite, this property is designed for modern living. The attention to detail is evident throughout, with bespoke features such as air source heating with radiators and a convenient ring doorbell included. The property also boasts a 20 sqm garage with an electric roller door and parking space for two vehicles, ensuring both comfort and convenience for its residents. Although plot two is still under construction, the potential of this home is undeniable. The floor plans and measurements, while for guidance only, promise a well-thought-out layout that maximises space and functionality. Personalisation options are available, allowing you to tailor this home to your preferences. Don't miss the chance to be a part of this exceptional development. Contact us today to learn more about this fantastic property and make Chapel Drove your new address in Holbeach Drove.

Entrance Hall

Kitchen/Diner

Lounge

Master Bedroom

En-Suite To Master Bedroom

Bedroom Two

Bathroom

Bedroom Three

Garage

EPC - Awaiting

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Lateral Living, Wheelchair Access, Wide Doorways
Building safety: No
Known planning considerations: No
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: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: Yes
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements HMLR: Yes
Shared driveway: No
Loft access: No
Drain access: No
Other: No
Parking: Double, Garage, Driveway Private, Ev Charging Private
Solar Panels: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply
Sewerage: Domestic Small Sewerage Treatment Plant
Heating: Heat Pump Air Source
Internet connection: Fixed Wireless
Internet Speed: up to 46Mbps
Mobile Coverage: TBC

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.

DISCLAIMER:

Image accuracy subject to change such as window colour etc.