



- **Brand New Residential Development**
- **Elegant Designed Four Bedroom Detached House**
- **Single Garage and Off Road Parking**
- **Private En-Suite and Family Bathroom**
- **Contemporary Kitchen Breakfast**
- **Incentives Included**
- **Quaint Village Location**
- **Eco-Friendly Car Charging Point**
- **LABC Warranty**

Off Old Main Road Holbeach Spalding PE12 8LJ

**£299,000**

## THE PROPERTY

Contemporary living in the village of Fleet Hargate, a stunning new build that combines modern living with the charm of village life. This four-bedroom detached house offers a perfect blend of comfort, style, and sustainability. Embracing green technology this home features photovoltaic panels on the roof, providing solar power to enhance energy efficiency and reduce environmental impact. Electric car charging point is thoughtfully included, aligning your home with a sustainable lifestyle. Choose from a variety of kitchens, tiles, and flooring options all complimentary to ensure your home reflects your unique taste and style throughout. This newly built property integrates an entrance hallway, spacious living room, dining room, modern kitchen breakfast area, utility room, cloakroom, four bedrooms, and a well-appointed ensuite and bathroom. Enclosed rear garden.



6 New Road, Spalding, Lincolnshire, PE11 1DQ  
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<https://www.arkpropertycentre.co.uk>

Entrance Hallway  
Entrance door to front aspect. Stairs to first floor landing.

Living Room  
3.51 x 4.16 (11'6" x 13'7")  
Double doors opening to rear garden.

Dining Room  
2.86 x 2.82 (9'4" x 9'3")  
Upvc window to front aspect.

Kitchen Breakfast  
5.20 x 2.45 (17'0" x 8'0")  
Upvc window to front and side aspect.

Utility Room  
1.77 x 2.45 (5'9" x 8'0")  
Upvc window to rear aspect. Door to side aspect.

Cloakroom  
1.77 x 0.92 (5'9" x 3'0")  
Upvc window to rear aspect.

First Floor Landing  
Upvc window to rear elevation.

Bedroom One  
3.44 x 2.96 (11'3" x 9'8")  
Upvc window to front elevation.

En-Suite  
2.45 x 1.25 (8'0" x 4'1")  
Upvc window to side elevation.

Bedroom Two  
2.99 x 3.10 (9'9" x 10'2")  
Upvc window to front elevation.

Bedroom Three  
2.45 x 2.70 (8'0" x 8'10")  
Upvc window to rear elevation.

Bedroom Four  
2.43 x 2.11 (7'11" x 6'11")  
Upvc window to rear elevation.

Bathroom  
1.70 x 2.43 (5'6" x 7'11")  
Upvc window to side elevation.

Single Garage

Exterior  
Enclosed rear garden.

Incentives Included  
Turf to rear garden  
Flooring Throughout  
Kitchen choices

Property Postcode  
For location purposes the postcode of this property is: PE12 8LJ

Additional Information  
TENURE: Freehold with vacant possession on completion.  
EPC RATING: TBC  
COUNCIL TAX BAND: TBC  
DRAINAGE: Mains  
HEATING: Gas central heating

PLEASE NOTE:  
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Viewing Arrangements  
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure  
Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre  
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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