

**ARK**  
PROPERTY



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

Off Old Main Road Holbeach Spalding PE12 8LJ

**£199,000**

## 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 three bedroom semi-detached house offering 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, kitchen, living room, cloakroom, three 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.

Cloakroom  
0.95 x 1.71 (3'1" x 5'7")

Kitchen  
2.50 x 3.99 (8'2" x 13'1")  
Upvc window to front aspect.

Living Room  
3.97 x 4.74 (13'0" x 15'6")  
Upvc window to rear aspect. Double doors opening to rear garden.

First Floor Landing  
Upvc window to rear elevation.

Bedroom One  
3.62 x 3.05 (11'10" x 10'0")  
Upvc window to front elevation.

En-Suite  
1.71 x 1.20 (5'7" x 3'11")  
Upvc window to front elevation.

Bedroom Two  
2.78 x 2.46 (9'1" x 8'0")  
Upvc window to rear elevation.

Bedroom Three  
2.78 x 2.03 (9'1" x 6'7")  
Upvc window to rear elevation.

Bathroom  
1.75 x 2.09 (5'8" x 6'10")  
Upvc window to side elevation.

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:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

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.

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

