



## Plot 36 The Hornsby Centurion Park, Spalding, PE12 0FL

**£495,000**



- Detached House
- Four Bedrooms
- Flooring Included: LVT flooring and Carpets\*
- Integrated Appliances\*
- Master Suite with En-Suite
- Village Location
- Double Garage
- 10 Year Warranty

The Hornsby boasts four sizable bedrooms, two complete with en-suite showers. Spanning approximately 2069ft<sup>2</sup>, this residence exudes ample space, natural light, and a comforting ambiance. This family-oriented abode strikes a harmonious balance, blending classic English Oak and front-facing render with modern, vibrant window and door finishes. The home presents a comfortable snug and a family room, a practical utility space, cloakroom, and a contemporary, open-plan living room, kitchen, and dining area. Upstairs, there is a stunning galleried landing leading to two bedrooms with en-suite shower rooms, two additional bedrooms, and a shared family bathroom. The development is situated in the delightful village of Moulton Chapel with the benefits of a peaceful village location.

An inviting open-plan kitchen and dining space feature bi-fold glazed doors that open onto an expansive patio. The well-appointed kitchen offers both contemporary and traditional styles, furnished with top-notch appliances. A separate utility room, providing access to the secluded rear garden, supplements this spacious kitchen. Enclosed by close-boarded fencing.

For a flexible lifestyle, the Hornsby includes a thoughtfully designed home office on the ground floor. A detached double garage, and off road parking, round out the impressive features of this property.

**Entrance Hallway 5.49m max x 4.60m**

### **Living Room & Kitchen Breakfast Room 11.05m x 7.57m max**



Upvc window to side aspect. Bi-Fold Doors from Kitchen to Garden. Slab or shaker style kitchen cabinets\*. NEFF Integrated double oven. NEFF Induction / Gas Hob, and Extractor. NEFF 50/50 Integrated fridge/freezer. Integrated dishwasher. 20mm Quartz worktop. Choice of coloured Silgarnit Sink. CATRIS-S Chrome, Pull/Spray Tap. Choice of colour LVT flooring. Class 1A fire place.

### **Study 12'7" x 11'6" (3.84m x 3.53m)**

Upvc window to front aspect.

### **Family Room 11'5" x 8'7" (3.48m x 2.62m)**

Upvc window to front and side aspect.

### **Utility Room 7'10" x 7'8" (2.39m x 2.36m)**

Door to side aspect.

### **Cloakroom**

Upvc window to front aspect. Contemporary white sanitary ware with chrome fittings. Choice of colour LVT flooring.

### **First Floor Landing 18'11" x 10'0" (5.79m x 3.05m)**

Upvc window to front elevation.

### **Bedroom One 15'1" x 12'7" (4.62m x 3.84m)**

Upvc window to front elevation.

### **En-Suite**

Upvc window to side elevation. Chrome Bar Mixer shower with adjustable riser in ensuite. Glass and chrome sliding shower screen to ensuite.



**Bedroom Two 15'1" x 12'11" (4.62m x 3.96m)**

Upvc window to rear elevation.

**En-Suite**

Upvc window to side elevation.

**Bedroom Three 12'11" x 11'1" (3.94m x 3.38m)**

Upvc window to rear elevation.

**Bedroom Four 12'7" x 9'10" (3.84m x 3.00m)**

Upvc window to front elevation.

**Bathroom 9'3" x 8'9" (2.82m x 2.69m)**

Upvc window to rear elevation.

**Exterior**

**Internal Finishes**

White emulsion painted ceilings and walls  
White satin paint to all woodwork  
Pre-Finished Doors  
Oak Doors finished with Vanish  
Polished or Brushed Steel Ironmongery  
MDF skirting with matching architrave

**Heating**

LPG Gas fired System Boiler with Water Cylinder  
Underfloor WET Heating to GF  
Radiators to FF  
Temperature Zone Control  
Radiator valves

A communal LPG (liquefied petroleum gas) supply system for individual homes typically involves a centralised storage tank or cylinder that serves multiple residences. The LPG is stored in this communal tank and distributed via a network of underground pipes or surface-level pipework to each individual home.

Each home connected to this communal supply has its own meter to track usage. When a resident requires LPG for heating, cooking, or other purposes, they draw gas from this communal supply through their dedicated connection point.

This shared system offers convenience as the maintenance and refilling of the communal tank are managed collectively, often by a management company or a designated service provider.

Residents typically pay for their usage based on individual meter readings or a shared cost allocation agreed upon by the community.

**Electrical**

Recessed LED white downlights to kitchen, bathroom, utility and ensuite  
Pendant lights  
Ample Sockets, 1 USB socket in Kitchen  
CAT5 points to all rooms  
Superfast Broadband Master Socket  
Mains operated Smoke and CO2 alarm

**External**

Traditional Brick and Block Construction  
Concrete Tile Roof  
Clay Tile Roof  
uPVC double-glazed windows in Anthracite  
Multi-locking front and rear doors  
Garage lights and power supply for vehicle charging point  
Front Garden landscaped and turfed  
Rear garden turfed  
Patios and paths as per the plans  
Contemporary external lighting to front and rear of the house  
Garden tap  
Garden power supply  
Block paved and Tarmac driveways  
Close boarded fence to all boundaries.

**Services**

LPG Gas (tank on site)  
Mains electricity  
Anglian Water for water and drainage  
Super Fast Fibre Optic Broadband

Photos used of the plot are for illustration purposes only.

\*Subject to the construction schedule, you have the chance to personalise the property to suit your taste. You will have a range of options to choose from, including kitchen colors, flooring materials, internal doors and their hardware, skirting boards, architraves, and wall tiles.

For a reasonable additional fee, there are upgrade possibilities for the kitchen, encompassing style variations, countertop selections, sink and faucet options, appliances, enhanced internal doors, upgraded hardware, and flooring choices.

\*Whilst the above is Postland's intention, sometimes the specification may change. If this is the case, the Sales Manager will inform you.

### **Management Company**

Belvoir Management company is the management company for this site. The annual estate charge would be £361.75 for the period 1 Dec 2024 to 30 Nov 2025 (pro-rata depending on completion date to 30 Nov 2025).

### **Property Postcode**

For location purposes the postcode of this property is: PE12 0FL

### **Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: TBC

COUNCIL TAX BAND: TBC

MANAGEMENT COMPANY: Belvoir Management Company

COST PER YEAR: £381.73

### **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**

Please note: The plot dimensions, boundaries, footpaths, patios and driveways may differ from those on the site plan shown and are for illustration purposes only

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan



## Site Map



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