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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



'The Holly', Rookery Grove, Beck Bank, West Pinchbeck, Spalding PE11 3QN

REDUCED PRICE - £395,000 Freehold

- Various Executive Designs
- Village Location
- Ready Spring 2024
- Open plan design
- Attached double garage
- Field Views

Located off Beck Bank, the 4 properties at 'The Rookery' all sit on spacious plots, Plot 2 is accessed off a private drive. All within a tranquil village setting,

"The Rookery" development, is being built by Highgrove Homes (Spalding) Ltd, to a high specification in traditional brick and block form, and all individual designs.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



Kitchen,	
Living & Dining	- 9.63m x 4.36m - 31'7" x 14'4"
Utility	- 2.38m x 2.41m - 7'10" x 7'11"
WC	- 1m x 2.38m - 3'3" x 7'10"
Bathroom	- 2.7m x 2.15m - 8'10" x 7'1"
Bedroom 1	- 5.65m x 3.2m - 18'6" x 10'6"
En-suite	- 2.7m x 1.22m - 8'10" x 4'
Bedroom 2	- 4.15m x 3.37m - 13'7" x 11'1"
Bedroom 3	- 3.88m x 3.12m - 12'9" x 10'3"
Garage	- 5.57m x 5.56m - 18'4" x 18'3"

Please Note: These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. Kitchen and Bathroom layouts are indicative, all measurements are approximate with a tolerance of + or - 50mm, plans are not to scale. These details are released as a guide only and are subject to change, without prior notice. Imagery depicting plot layouts, landscaping, materials and styles is for illustrative purposes only and will vary, refer to the site plan for individual plot layouts and please ask the sales negotiator for details. All interested parties must themselves verify their accuracy.

PLOT 2 - THE HOLLY (1,345 sq ft plus Double garage)

The property has a modern Air Source Heat Pump central heating system and Underfloor Heating. Oak veneered doors with chrome effect handles are fitted throughout, and all properties have an extensive high specification 'Symphony' fitted kitchen with appliances included, as well as carpets from a selected range.

ACCOMMODATION

HALLWAY

Black composite door leading from covered front entrance area. Power points, Telephone point. Pendant light fittings. Carpeted.

CUPBOARD

Carpeted

KITCHEN/DINING AREA

Extensive Kitchen design from selected 'Symphony' ranges. Includes design of Tall, base and wall cupboards. Blanco 1 1/2 Bowl Sink unit. Contemporary Tap. New Appliances including Built in Double Oven, Fridge/Freezer, and Dishwasher, Electric induction Hob and Extractor, all with contrasting worktops over. Power points (one with USB), Underfloor Heating Control, Recessed Ceiling Downlights. Tiled Floor (to kitchen area) and Splashbacks. TV Point. Bifold door to garden. Open to:

LOUNGE

Pendant lights fittings, power points, Media point, Underfloor Heating Control. Carpeted.

UTILITY ROOM

'Symphony' Baseline unit with Blanco sink inset. Contemporary Stainless Tap. Matching worktop over spaces for Washing Machine and Tumble dryer. Power Points, Underfloor Heating Control, Recessed Ceiling downlights. Tiled Floor and splashbacks. Door to Garden. Door to garage.

CLOAKROOM

Low level Wc and Wash hand basin. Recessed ceiling downlights. Tiled Floor/splashback.

MAIN BEDROOM

Power points (one with USB), Pendant light fitting, Telephone and TV point, Underfloor Heating Control. Carpeted.

ENSUITE

Large shower cubicle, Low level wc, Vanity unit with inset basin. Chrome Heated Towel rail, recessed ceiling downlights, shaver point, Tiled floor, and Half tiled walls.

BEDROOM 2

Power points, Telephone and TV points. Pendant light fitting, Heating Control. Carpeted

BEDROOM 3

Power points, Telephone and TV points, Pendant Light fitting, Heating Control. Carpeted.

BATHROOM

New white 4 piece suite with Bath, Separate Shower cubicle, Low level Wc and Vanity Unit with inset basin. Chrome Heated Towel Rail, Shaver Point, Ceiling Downlights, Tiled Floor, and Half tiled walls. Underfloor heating control.

AIRING CUPBOARD

Hot water cylinder. Main heating and hot water controls. Immersion.

OUTSIDE

Turfed front gardens and levelled rear gardens (ready to turf), gravelled driveway, slabbed footpaths and patio, and timber fencing to boundaries. Air source heat pump. Outside Tap. Contemporary brushed chrome exterior lights to rear and side doors, and to garage.

ATTACHED DOUBLE GARAGE

Fluorescent Light, power point. Black Electric Roller shutter garage door. Personnel door

LOCATION/AMENITIES

Situated in the pleasant south Lincolnshire village of West Pinchbeck, just 4 miles from the centre of the Georgian market town of Spalding, and 2 miles from Pinchbeck. The property lies close to the crossroads, at the centre of the village, which has a Primary school, Church and Village Hall. The nearby village of Pinchbeck has additional facilities including Primary school, Churches, Butchers, Spar shop, Public house, and other village shops with Post Office. The market town of Spalding has further extensive range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations, as well as Springfields Outlet Centre. There is a bus service to Spalding and Bourne schools from the bus stops (within ½ mile). The larger towns of Boston (15 miles), and the city of Peterborough (18 miles) all offer a wide range of facilities and Peterborough has access to the A1 and the East Coast mainline (London's Kings Cross minimum journey time 46 minutes).

DIRECTIONS

From the centre of Spalding proceed out of town on the A151 towards Bourne. At Bars Bridge, turn right (straight on) onto Six House Bank. Proceed for a mile to the crossroads. The development is then situated immediately on the right, and as indicated by the Agents For Sale sign.

TENURE

Freehold

SERVICES Mains Electricity, water and drainage. Heating and Hot water via Air source Heat pump, with underfloor heating throughout. The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

COUNCIL TAX BAND TBA EXPECTED BAND D

LOCAL AUTHORITIES

South Holland District Council 01775 761161 Anglian Water Services Ltd. 0800 919155 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area. **ROOM SIZE ACCURACY** Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements

Ref: S1 25 January 2024. These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

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AGENTS NOTE: We are obliged to advise a member of the firm has an interest in the sale of these properties.

The Rookery

"The Value is in the View"



Beck Bank ~ West Pinchbeck


■ Plot 1 - The Magnolia 3 Bedroom Bungalow 149m ² - 1603sq.ft	■ Plot 2 - The Holly 3 Bedroom Bungalow 125m ² - 1345sq.ft
■ Plot 3 - The Yew 3 Bedroom Bungalow 111m ² - 1194sq.ft	■ Plot 4 - The Maple 3 Bedroom Bungalow 152m ² - 1636sq.ft

Note: Floor areas do not include garages

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The Rookery

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Beck Bank ~ West Pinchbeck

Internal Specification

- Generous electrical power points to each room. USB points in Kitchen and Bedroom 1.
- Telephone point to Hall, Bedroom 1 and Bedroom 3.
- Media Centre to Lounge and TV point to Bedroom 1 & Kitchen
- Smoke detector in Hall
- Doorbell
- Skimmed ceilings.
- Dulux 'Natural Hessian' to walls.
- White emulsion to ceilings.
- Oak veneered panel doors with chrome effect furniture.
- White painted contemporary skirting boards and architraves.
- Fitted kitchen from selected choice - Symphony.
- Fitted oven, hob, extractor fan, fridge/freezer and dishwasher.
- Space and plumbing for washing machine in Utility.
- Splashback tiling above kitchen and utility worktops from a selected range.
- White pottery to Bathroom, Cloakroom and En-Suite, with vanity unit to Bathroom & En-Suite.
- Fully tiled shower cubicle plus half tiling to Bathroom from a selected range.
- Fully tiled shower cubicle plus half tiling to En-Suite from a selected range.
- Splashback above basin to Cloakroom from a selected range.
- Ceramic floor tiling from selected range to Kitchen, Utility, Cloakroom, Bathroom and En-Suite.
- Carpets to Living, Hall and Bedroom areas from a selected range.
- Air Source Heat Pump central heating system, and underfloor heating. Chrome towel rails to Bathroom, En-Suite and cloakroom.
- 10 year Structural Warranty to all properties.

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