



## **19 Mulberry Drive, Holbeach, PE12 7RY**

**£175,000**

- Nearly new Ashwood Home in the desirable Mulberry Drive.
- Spacious lounge and modern kitchen diner with integrated appliances.
- Two double bedrooms, each with its own private ensuite.
- Downstairs WC for added convenience.
- Generous rear garden, ideal for relaxing or entertaining.
- Private driveway providing off-road parking.

Stylish Nearly New Ashwood Home – Mulberry Drive, Holbeach.

Situated in the sought-after Mulberry Drive in Holbeach, this beautifully presented nearly new Ashwood Home offers modern living in a convenient location. The property features an entrance hall, spacious lounge, and a contemporary kitchen diner, complemented by a downstairs WC. Upstairs, you'll find two generously sized double bedrooms, each benefiting from its own ensuite. Externally, the home boasts a private driveway and a generous rear garden—perfect for outdoor entertaining or family life. An ideal purchase for first-time buyers, professionals, or investors.

### Entrance Hall

Composite glazed entrance door to front. Radiator. Laminate flooring. Stairs to first floor landing. Door to lounge.

### Lounge 17'1" x 9'5" (5.23m x 2.89m)



PVC double glazed window to front. Skimmed ceiling. Laminate flooring. Two radiators. Door to kitchen.

### Kitchen/Diner 8'8" x 13'5" (2.66m x 4.09m)



PVC double glazed window and French doors to rear. Skimmed ceiling. Recessed spot lighting. Laminate flooring. Radiator. Door to cloakroom. Fitted with a matching range of base and eye level units with roll edge work surface. Integrated fridge/freezer. Integrated slim line dishwasher. Space and plumbing for washing machine. Four ring Bosch induction hob with stainless steel extractor over and integrated electric oven and grill under.

### Cloakroom



Skimmed ceiling. Radiator. Laminate flooring. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back.

### First Floor Landing



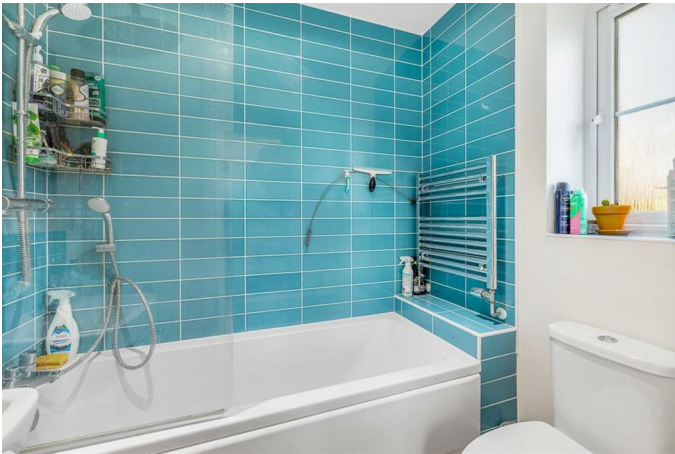
Doors to bedrooms. Skimmed ceiling. Loft access.

**Bedroom 1 8'9" x 13'5" (2.67m x 4.09m)**



PVC double glazed window to front. Skimmed ceiling. Radiator. Built in over stairs cupboard with mains gas combination boiler. Door to en-suite.

**En-suite 4'9" x 6'3" (1.46m x 1.91m)**



PVC double glazed window to side. Skimmed ceiling. Recessed spot lights. Extractor fan. Chrome wall mounted heated towel rail. Shaver point. Laminate flooring. Fitted panel bath with chrome mixer tap and hand held shower attachment, thermostatic bar shower and glass screen. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back.

**Bedroom 2 8'10" x 13'5" (2.71m x 4.10m)**



PVC double glazed windows to rear. Skimmed ceiling. Radiator. Door to en-suite.

**En-suite 3'11" x 6'3" (1.20m x 1.91m)**



PVC double glazed window to side. Skimmed ceiling. Recessed spot lights. Extractor fan. Chrome wall mounted heated towel rail. Shaver point. Laminate flooring. Tiled shower enclosure with chrome thermostatic bar shower, rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back.

## Outside



Low maintenance front garden with a pathway leading to the entrance door. Outside light. Driveway to the side of the property providing off road parking. Gated access at the back of the driveway into the garden.

The rear garden is enclosed by timber fencing. Laid to lawn with paved edging and gravel borders. Large patio seating area. Timber storage shed. Outside light. Cold water tap.

### Property Postcode

For location purposes the postcode of this property is: PE12 7RY

### Additional Information

PLEASE NOTE:

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

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

## Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: Not known, make further enquiries with solicitor prior to purchase.

Property construction: Brick built

Electricity supply: Not known

Solar Panels: Not known

Other electricity sources: Not known

Water supply: Not known

Sewerage: Not known

Heating: Not known

Heating features: Not known

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Limited over Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: Not known

Restrictions: Not known

Public right of way: Not known

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: Not known

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: Not known

Coalfield or mining area: Not known

Energy Performance rating: B83

### 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.

### **Referral & Fee Disclosure**

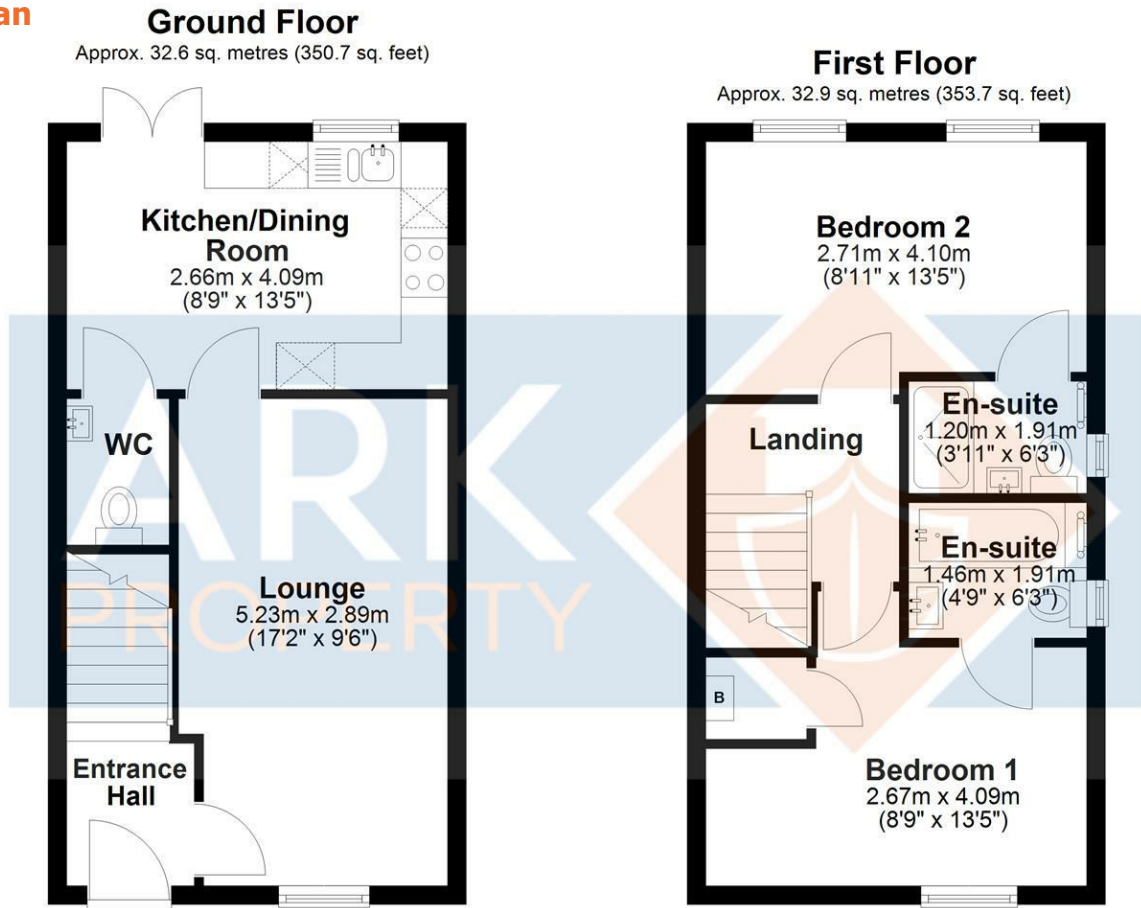
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### **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.

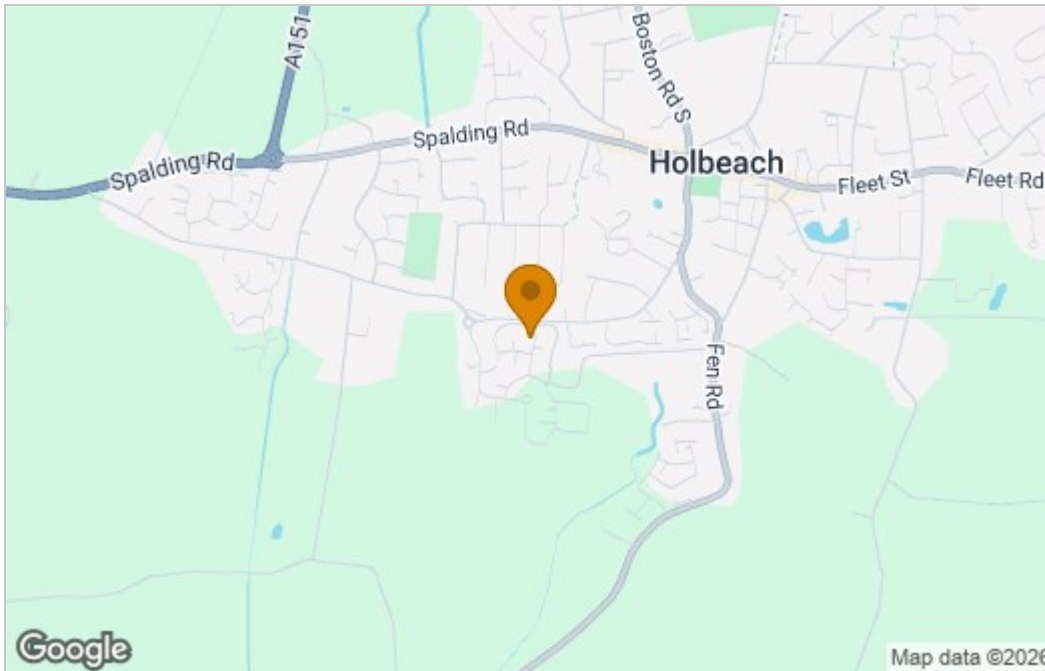
**Floor Plan**



Total area: approx. 65.4 sq. metres (704.4 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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