ARK PROPERTY



# Plot 23 The London, Gleneagles Drive, Woodhall Spa, LN10 6PL £584,995

Gleneagles DRIVE

- GLENEAGLES DRIVE, WOODHALL SPA
- BRAND NEW BROADGATE HOME
- FIVE BEDROOMS
- AIR SOURCE HEAT PUMP
- NHBC 10 YEAR WARRANTY
- ASK ABOUT PART EXCHANGE OR ASSISTED PURCHASE

The London has been designed to offer space, flexibility, and a natural flow across three carefully planned floors.

From the entrance hall, you're welcomed into a front family room – an ideal space for relaxing, working, or spending time together. At the heart of the home, the bright and airy kitchen dining area creates a central hub for everyday life, with French doors opening out onto the rear garden to bring in natural light and extend the space outdoors. A separate utility room adds practicality, while a generous sitting room overlooking the garden offers a quieter place to unwind. A dedicated home office and under-stair storage complete the ground floor, supporting the needs of modern living.

Upstairs, the first floor is home to the master bedroom, featuring built-in wardrobes and a private en-suite, alongside two further well-proportioned bedrooms and a contemporary family bathroom.

Set across three floors, The London offers the flexibility to adapt as your needs change – whether that's creating additional bedrooms, guest space, or areas to work and relax. It's a home designed to grow with you, offering both space and comfort in equal measure.

With your choice of interior finishes (subject to build stage). Benefits from Air Source Heating and EV Charger.

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**Gleneagles Drive** in Woodhall Spa brings together a carefully chosen mix of 2, 3 and 4-bedroom new build homes. Designed with modern living in mind, these homes offer stylish open spaces, practical layouts, and the comfort of a welcoming neighbourhood. With great transport links and local amenities nearby, Gleneagles Drive is ideal for those starting out, families ready to grow, or buyers seeking a fresh start in Lincolnshire.

Located within a welcoming Broadgate Homes development, The London offers more than just space – it offers a place to settle and feel at home. With access to local amenities, green spaces, and strong community connections, it's a setting designed for everyday life.

**Entrance Hall**
Door to front. Stairs to first floor landing. Under stairs storage cupboard. Doors to home office, living room, family room, kitchen and cloakroom.

**Home Office 10'0" x 8'2" (3.05m x 2.51m)**
Window to front. Radiator.

**Living Room 16'6" x 11'7" (5.03m x 3.55m)**
French doors with glazed side panels leading to rear garden. Radiator.

**Family Room 13'11" x 11'7" (4.25m x 3.55m)**
Bay window to front. Window to side. Radiator.

**Kitchen 12'6" x 11'7" (3.83m x 3.55m)**
Window to side. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Integrated appliances. Opening to dining room. Door to laundry room.

**Dining Room 11'4" x 11'7" (3.46m x 3.55m)**
French doors with glazed side panels leading to rear garden. Windows to side.

**Utility Room 6'3" x 6'8" (1.93m x 2.05m)**
Door to rear. Space and plumbing for washing machine and tumble dryer.

**Cloakroom 5'10" x 3'3" (1.80m x 1.00m)**
Toilet. Wash hand basin. Tiled splash back.

**First Floor Landing**
Window to front. Built in storage cupboard. Doors to bedrooms and bathroom.

**Bedroom 1 14'2" x 11'7" (4.33m x 3.55m )**
Window to rear. Radiator. Two double door built in wardrobes. Door to en-suite.

**En-suite 6'3" x 6'9" (1.93m x 2.06m)**
Window to rear. Shower cubicle. Toilet and wash hand basin set in vanity unit.

**Bedroom 2 13'11" x 11'7" (4.25m x 3.55m)**
Windows to front. Radiator.

**Bedroom 5 10'0" x 11'7" (3.05m x 3.55m)**
Windows to front. Radiator.

**Bathroom 12'6" x 11'7" (3.83m x 3.55m)**
Window to rear. Oval bath. Shower cubicle. Toilet and wash hand basin set in vanity unit. Built in airing cupboard housing hot water cylinder.

**Second Floor Landing**
Doors to bedrooms and shower room. Built in storage cupboard.

**Bedroom 3 17'1" x 11'7" (5.23m x 3.55m)**
Window to side. Radiator.

**Bedroom 4 17'1" x 9'0" (5.23m x 2.75m)**
Window to side. Radiator. Built in cupboard.

**Bathroom 6'1" x 5'11" (1.86m x 1.82m)**
Shower cubicle. Toilet and wash hand basin set in vanity unit.

**Outside**
The front of the property has a pathway leading to the front door.
The rear garden is enclosed by timber fencing.

**Double Garage**
Vehicular door to front. Power and light connected.

**Property Postcode**
For location purposes the postcode of this property is: LN10 6PL

**Additional Information**
PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.
Some photos are examples of the plots available.

**Images**
Please note: Some images may depict another plot and are intended for illustrative purposes only. Actual features and finishes may vary.

**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: TBC
This property benefits from the presence of a Management Company responsible for the upkeep and maintenance of the estate's communal areas. This ensures the estate remains maintained and attractive for all residents. Charges £180 per year.
Property construction: Brick built

Electricity supply: TBC
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Air Source Heat Pump
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, INDOOR - EE is Variable over Voice and Data. Three is Variable over Voice and Data. O2 is Variable over Voice and Data. Vodafone is Variable 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: Double Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - very low. Rivers and the sea - very 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: No
Planning permission: Please refer to Local Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: TBC

## Viewing Arrangements

Viewing is by appointment with Broadgate Homes at Gleneagles Drive, Woodhall Spa. Ark Property Centre will refer applicants and all appointments will be made directly with Broadgate Homes Sales Team.

## Offer Procedure

Please note: before an offer is agreed on a property, all purchasers will have to be qualified by Broadgate Homes FA should a reservation be made. 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



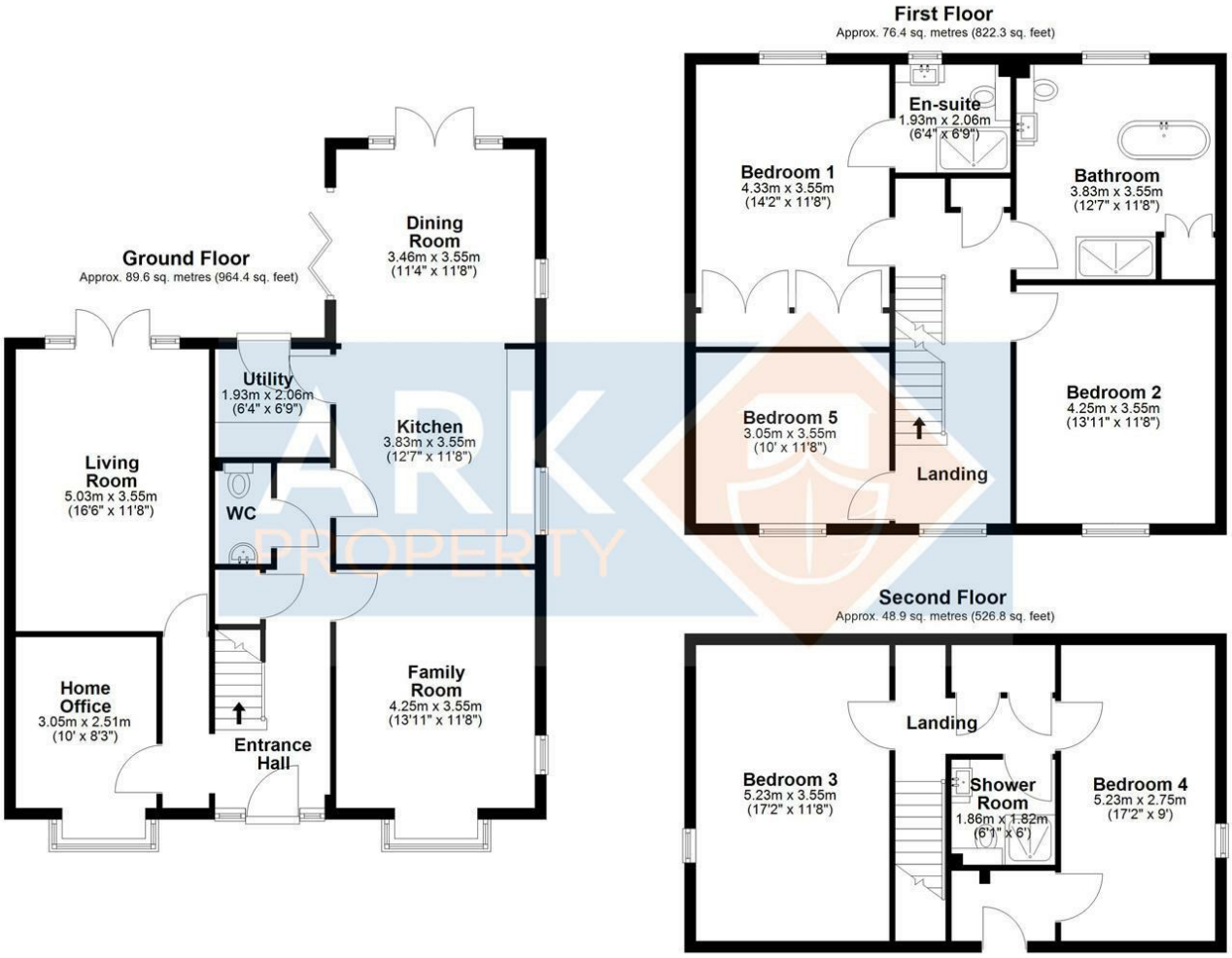






## Floor Plan

**THE LONDON**




Total area: approx. 214.9 sq. metres (2313.4 sq. feet)

BROADGATE HOMES
EST. '76
HOMES WITH HEART

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