



Plot 2 London Road, Wyberton, PE21 7BA

£275,000

- The middle of three new builds
- £1,000 reservation fee per plot
- Character and charm to a modern build
- Off road parking to front
- £5,000 contribution towards flooring
- Detached new builds
- Popular village setting
- Choice of kitchen and bathrooms
- Nice flowing layout
- Register with Ark Property today for new listings

Three brand new homes measuring approx 1450sq ft, in the highly sought after village of Wyberton, designed to truly stand out from the crowd. These stunning properties offer exceptional kerb appeal, with attractive bay windows giving them the character and charm of a Victorian home rather than a typical new build.

Thoughtfully designed throughout, the developer has created a superb flowing layout that perfectly suits modern family living. To the front, each property benefits from ample off-road parking, while to the rear you will find generous-sized gardens ideal for relaxing and entertaining.

Internally is where these homes will really impress. The spacious kitchen has been designed as a sociable hub of the home, perfect for family life and entertaining guests, and is complemented by a practical utility room. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom enjoying the added luxury of a spacious en-suite shower room.

Reserve early to secure one of these fantastic homes and enjoy the opportunity to personalise your property by choosing your own kitchen and bathroom finishes, helping you create a home truly tailored to your style.

About the property

Step outside and you'll find off-road parking for two vehicles, finished with attractive block paving, along with a pathway leading to the front door and side access gate. The property also benefits from an EV charging point and outside tap.

Inside, this beautifully designed new-build home offers buyers the exciting opportunity to personalise key finishes, with the developer contributing up to £5,000 towards flooring.

Upon entering, you are welcomed by a convenient downstairs cloakroom and a spacious lounge featuring a charming bay window to the front, flooding the room with natural light. To the rear sits an impressive kitchen/dining room, perfect for modern family living and entertaining. Buyers purchasing at this early stage can choose from a selection of stylish kitchens, creating a truly

personalised space, complete with integrated appliances. A generously sized utility room with matching finishes completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from a contemporary neutral en-suite shower room. The family bathroom is equally spacious and finished to the same tasteful, modern standard.

Externally, the rear garden will feature a patio area with pathway leading to a seeded lawn, creating an ideal outdoor space to enjoy. Fully enclosed by fencing for added privacy, the garden also benefits from an additional outside tap.

Please note, a reservation fee of £1,000 is required per plot.

Entrance Hall

Lounge

Kitchen

Utility Room

Cloakroom

First Floor Landing

Bedroom 1

En-suite

Bedroom 2

Bedroom 3

Bathroom

Outside

Property Postcode

For location purposes the postcode of this property is: PE21 7BA

Additional Information

PLEASE NOTE:

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

The photos are CGI's and potential changes could

happen whilst the build stage continues. These should be used as a guide only

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
 Annual charge: No
 Property construction: Brick built
 Electricity supply: British Gas
 Solar Panels: No
 Other electricity sources: EV CHARGER
 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 Likely over Voice and Data. Three is Variable over Voice and Data. O2 is Limited over Voice and 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: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - 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: No

Planning permission: Please refer to the 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 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.

Location

Wyberton continues to grow in popularity thanks to its perfect balance of village charm and modern convenience. Situated on the outskirts of Boston, the village offers a quieter lifestyle whilst still being within easy reach of the town centre and excellent transport links including the A16 and A52. The area is particularly popular with families and professionals due to its strong sense of community, local schooling, nearby shops and everyday amenities.

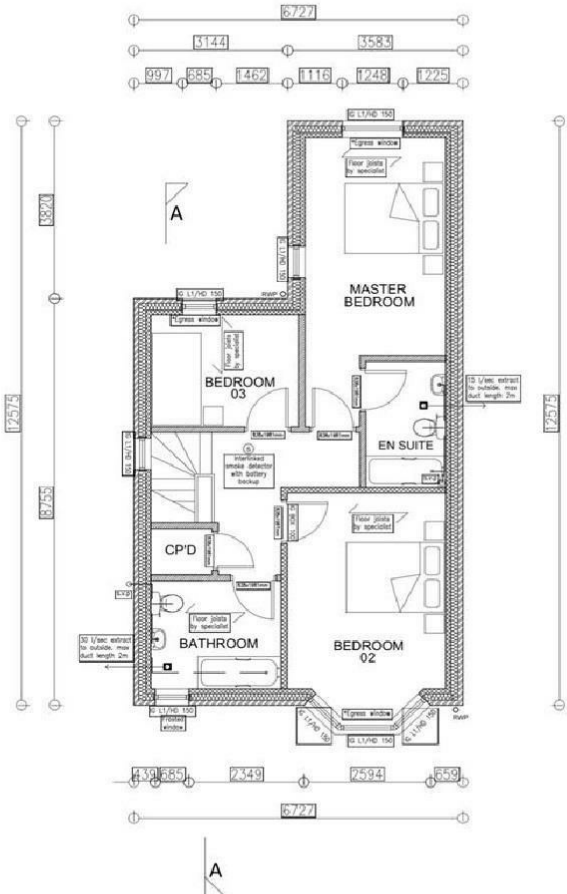
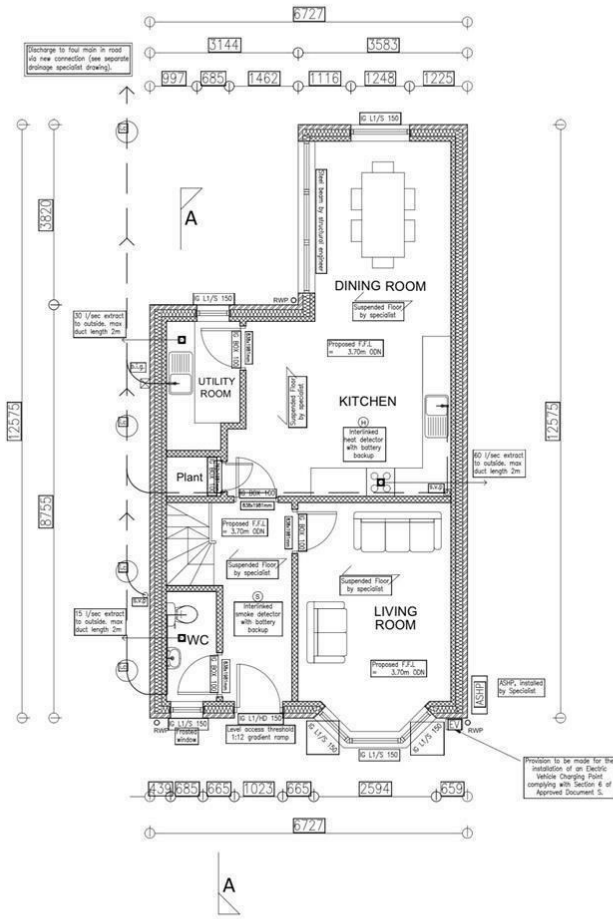
The village itself enjoys a semi-rural feel with surrounding Lincolnshire countryside, whilst also benefitting from ongoing investment and development that continues to enhance the area. Residents can enjoy nearby convenience stores, cafés, supermarkets, gyms and local pubs, making Wyberton a highly practical yet attractive place to live.

One of the biggest transformations in recent years has been the continued expansion of the southern outskirts of Boston surrounding The Quadrant development and the Boston United Community Stadium. This growing area has become a real hub for modern living, bringing with it improved infrastructure, new homes, leisure facilities and additional amenities. The development plans include retail space, restaurants, food outlets and further community facilities, helping to create a thriving new neighbourhood on the edge of town.

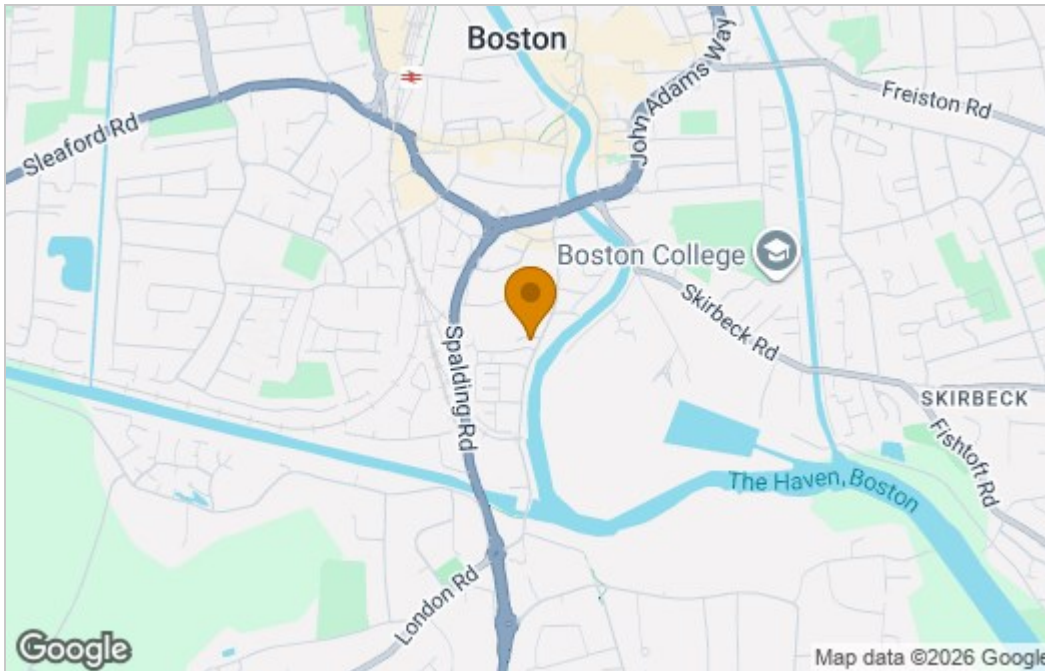
The nearby Jakemans Community Stadium has also become a major focal point for the area, not only as the home of Boston United but as an

expanding community destination. Plans for additional sports and leisure facilities including a gym, café, sports hall and soft play centre further highlight the exciting growth taking place in this part of Boston.

Floor Plan



Area Map



Energy Efficiency Graph

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

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

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