ARK PROPERTY

Phase 2 Plot 8, Holbeach, PE12 8QD

£500,000

- Executive estate location
- Paddock view to front
- Double garage with ample parking
- Modern design built
- Stunning stone built detached home
- Great flowing layout
- Lovely size rear garden
- New build with no chain
- Don't miss your chance on 1 of 8 new properties
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

One of just eight exclusive stone-built homes, this impressive contemporary property offers a rare opportunity to own a truly distinctive home. Its bold modern architecture, extensive glazing and beautiful stone exterior create a striking appearance unlike anything else in the local area. Inside, the thoughtfully designed layout flows effortlessly from room to room, complemented by a stunning galleried landing and four generous bedrooms. Outside, a double garage, ample driveway parking and a spacious rear garden complete this exceptional family home. A perfect combination of style, space and quality, this is a home that simply has to be viewed.

Entrance Hall 15'0" x 8'4" (4.59m x 2.56m)
Composite glazed door to front. Stairs to first floor landing. Under stairs storage cupboard.

Lounge 21'1" x 13'9" (6.44m x 4.21m)
UPVC window to front. French doors with glazed side panels to rear. Wall mounted power and TV points.

Cloakroom 4'0" x 5'10" (1.23m x 1.78m)

Study 10'5" x 13'1" (3.18m x 4.01m)
UPVC window to front.

Kitchen/Diner 22'8" x 16'2" (max) (6.91m x 4.95m (max))
Two set of French doors and windows to side and rear.

Utility Room 8'4" x 6'2" (2.55m x 1.90m)
UPVC door to rear.

First Floor Landing 24'6" x 7'11" (7.48m x 2.42m)
UPVC picture window to front and window to rear. Loft access. Airing cupboard.

Bedroom 1 12'1" x 16'3" (3.69m x 4.96m)
UPVC window to rear. Wall mounted power and TV point. Radiator.

Dressing Room 6'9" x 5'9" (2.08m x 1.77m)

En-suite 5'9" x 6'9" (1.76m x 2.07m)
UPVC window to rear.

Bedroom 2 12'5" x 10'1" (3.79m x 3.08m)
UPVC window to rear. Wall mounted power and TV point.

En-suite 2'9" x 8'11" (0.86m x 2.73m)
UPVC window to side.

Bedroom 3 14'8" x 10'7" (4.49m x 3.24m)
UPVC window to front and side. Wall mounted power and TV point.

Bedroom 4 12'11" x 7'0" (3.94m x 2.14m)
UPVC window to front. Wall mounted power and TV point.

Bathroom 13'4" x 6'5" (4.07m x 1.97m)
UPVC window to side.

Outside
Enclosed by timber fencing. Sandstone patio.

Double Garage
Twin up and over doors. Power and light connected.

Property Postcode
For location purposes the postcode of this property is: PE12 8QD

About Holbeach
About Holbeach

Steeped in history, Holbeach is a charming market town that perfectly blends traditional character with modern convenience. Renowned for its welcoming community spirit, the town offers an excellent range of everyday amenities, making it an ideal place for families, professionals and retirees alike.

The bustling town centre features a variety of independent shops, cafés, restaurants and essential services, alongside well-known supermarkets including Aldi and Tesco, ensuring everything you need is close at hand. Holbeach also benefits from excellent schools, healthcare facilities and a host of leisure opportunities.

At the heart of the community is Holbeach United Football Club, a well-supported local club that reflects the town's strong sense of pride and togetherness. Throughout the year, local events and markets help create the friendly atmosphere that residents have come to love.

For those who enjoy the outdoors, Holbeach is perfectly positioned to explore both the Lincolnshire and North Norfolk coastlines. Beautiful sandy

beaches, nature reserves and picturesque coastal villages are all within comfortable driving distance, offering fantastic days out for the whole family. Whether it's enjoying the traditional seaside attractions of Skegness and Sutton-on-Sea or discovering the stunning scenery of the North Norfolk coast, there is no shortage of places to explore.

The town also offers excellent road connections, with easy access to Spalding, King's Lynn, Boston and Peterborough, making it a convenient base for commuters while still enjoying the relaxed pace of market town living.

Offering a unique combination of heritage, convenience and community spirit, Holbeach continues to be one of South Lincolnshire's most desirable places to call home.

Additional Information

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

Verified Material Information

Tenure: Freehold
Council tax band: TBC
Annual charge: Management Company - costs to be advised
Property construction: Brick built
Electricity supply: Mains
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Individual treatment plant
Heating: Gas central heating
Heating features: No
Broadband: As stated by Ofcom, Standard 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 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 and 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 South Holland District 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.

We can also offer full Financial and Solicitor services. Please note we do get a referal fee for any recommended client service used.

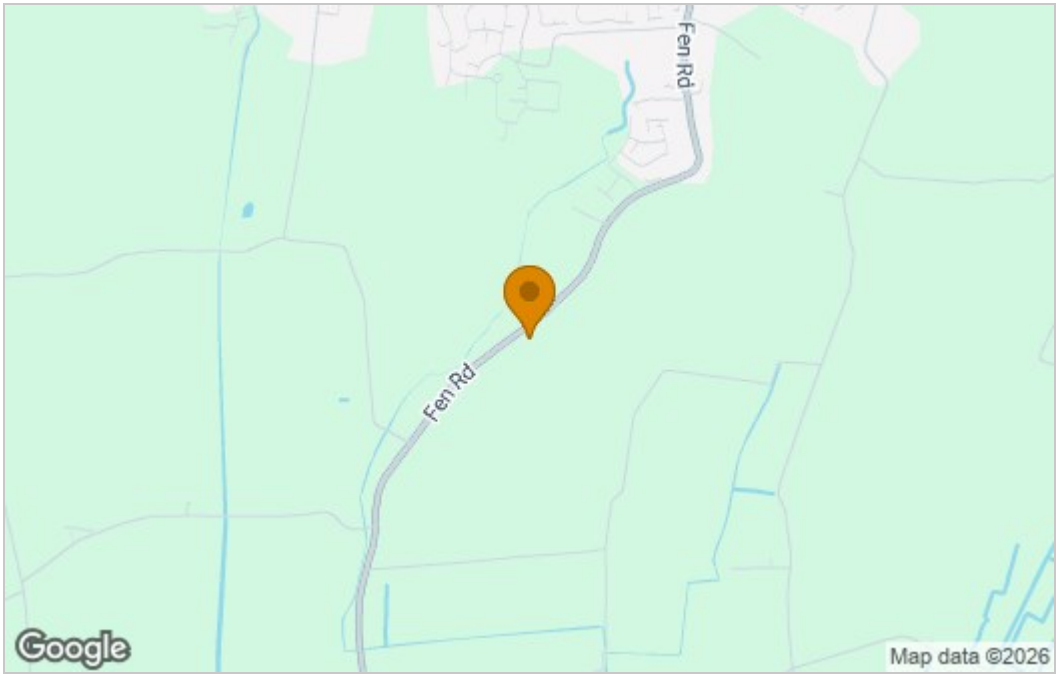
Disclaimer

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

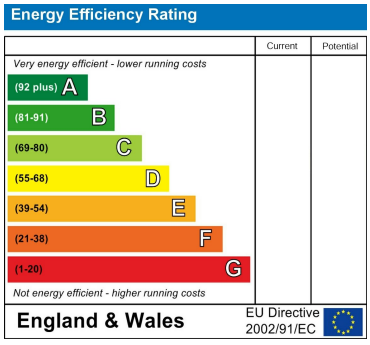
warranty in respect of the property. These details are subject to change.

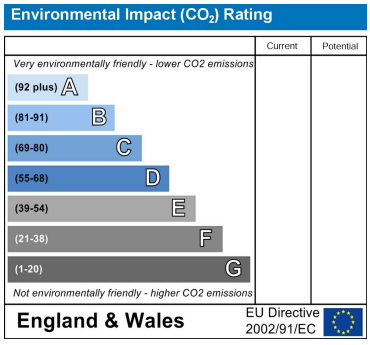
Floor Plan

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk https://www.arkpropertycentre.co.uk