



Plot 36 The Hornsby Centurion Park, Spalding, PE12 0FL

£495,000



- Detached House
- Four Bedrooms
- Flooring Included: LVT flooring and Carpets*
- Integrated Appliances*
- Master Suite with En-Suite
- Village Location
- Double Garage
- 10 Year Warranty

The Hornsby boasts four sizable bedrooms, two complete with en-suite showers. Spanning approximately 2069ft², this residence exudes ample space, natural light, and a comforting ambiance. This family-oriented abode strikes a harmonious balance, blending classic English Oak and front-facing render with modern, vibrant window and door finishes. The home presents a comfortable snug and a family room, a practical utility space, cloakroom, and a contemporary, open-plan living room, kitchen, and dining area. Upstairs, there is a stunning galleried landing leading to two bedrooms with en-suite shower rooms, two additional bedrooms, and a shared family bathroom. The development is situated in the delightful village of Moulton Chapel with the benefits of a peaceful village location.

An inviting open-plan kitchen and dining space feature bi-fold glazed doors that open onto an expansive patio. The well-appointed kitchen offers both contemporary and traditional styles, furnished with top-notch appliances. A separate utility room, providing access to the secluded rear garden, supplements this spacious kitchen. Enclosed by close-boarded fencing.

For a flexible lifestyle, the Hornsby includes a thoughtfully designed home office on the ground floor. A detached double garage, and off road parking, round out the impressive features of this property.

Entrance Hallway 5.49m max x 4.60m

Living Room & Kitchen Breakfast Room 11.05m x 7.57m max



Upvc window to side aspect. Bi-Fold Doors from Kitchen to Garden. Slab or shaker style kitchen cabinets*. NEFF Integrated double oven. NEFF Induction / Gas Hob, and Extractor. NEFF 50/50 Integrated fridge/freezer. Integrated dishwasher. 20mm Quartz worktop. Choice of coloured Silgarnit Sink. CATRIS-S Chrome, Pull/Spray Tap. Choice of colour LVT flooring. Class 1A fire place.

Study 12'7" x 11'6" (3.84m x 3.53m)

Upvc window to front aspect.

Family Room 11'5" x 8'7" (3.48m x 2.62m)

Upvc window to front and side aspect.

Utility Room 7'10" x 7'8" (2.39m x 2.36m)

Door to side aspect.

Cloakroom

Upvc window to front aspect. Contemporary white sanitary ware with chrome fittings. Choice of colour LVT flooring.

First Floor Landing 18'11" x 10'0" (5.79m x 3.05m)

Upvc window to front elevation.

Bedroom One 15'1" x 12'7" (4.62m x 3.84m)

Upvc window to front elevation.

En-Suite

Upvc window to side elevation. Chrome Bar Mixer shower with adjustable riser in ensuite. Glass and chrome sliding shower screen to ensuite.

Bedroom Two 15'1" x 12'11" (4.62m x 3.96m)

Upvc window to rear elevation.

En-Suite

Upvc window to side elevation.

Bedroom Three 12'11" x 11'1" (3.94m x 3.38m)

Upvc window to rear elevation.

Bedroom Four 12'7" x 9'10" (3.84m x 3.00m)

Upvc window to front elevation.

Bathroom 9'3" x 8'9" (2.82m x 2.69m)

Upvc window to rear elevation.

Exterior

Internal Finishes

White emulsion painted ceilings and walls
 White satin paint to all woodwork
 Pre-Finished Doors
 Oak Doors finished with Vanish
 Polished or Brushed Steel Ironmongery
 MDF skirting with matching architrave

Heating

LPG Gas fired System Boiler with Water Cylinder
 Underfloor WET Heating to GF
 Radiators to FF
 Temperature Zone Control
 Radiator valves

A communal LPG (liquefied petroleum gas) supply system for individual homes typically involves a centralised storage tank or cylinder that serves multiple residences. The LPG is stored in this communal tank and distributed via a network of underground pipes or surface-level pipework to each individual home.

Each home connected to this communal supply has its own meter to track usage. When a resident requires LPG for heating, cooking, or other purposes, they draw gas from this communal supply through their dedicated connection point.

This shared system offers convenience as the maintenance and refilling of the communal tank are managed collectively, often by a management company or a designated service provider.

Residents typically pay for their usage based on individual meter readings or a shared cost allocation agreed upon by the community.

Electrical

Recessed LED white downlights to kitchen, bathroom, utility and ensuite
 Pendant lights
 Ample Sockets, 1 USB socket in Kitchen
 CAT5 points to all rooms
 Superfast Broadband Master Socket
 Mains operated Smoke and CO2 alarm

External

Traditional Brick and Block Construction
 Concrete Tile Roof
 Clay Tile Roof
 uPVC double-glazed windows in Anthracite
 Multi-locking front and rear doors
 Garage lights and power supply for vehicle charging point
 Front Garden landscaped and turfed
 Rear garden turfed
 Patios and paths as per the plans
 Contemporary external lighting to front and rear of the house
 Garden tap
 Garden power supply
 Block paved and Tarmac driveways
 Close boarded fence to all boundaries.

Services

LPG Gas (tank on site)
 Mains electricity
 Anglian Water for water and drainage
 Super Fast Fibre Optic Broadband

Photos used of the plot are for illustration purposes only.

*Subject to the construction schedule, you have the chance to personalise the property to suit your taste. You will have a range of options to choose from, including kitchen colors, flooring materials, internal doors and their hardware, skirting boards, architraves, and wall tiles.

For a reasonable additional fee, there are upgrade possibilities for the kitchen, encompassing style variations, countertop selections, sink and faucet options, appliances, enhanced internal doors, upgraded hardware, and flooring choices.

*Whilst the above is Postland's intention, sometimes the specification may change. If this is the case, the Sales Manager will inform you.

Management Company

Belvoir Management company is the management company for this site. The annual estate charge would be £361.75 for the period 1 Dec 2024 to 30 Nov 2025 (pro-rata depending on completion date to 30 Nov 2025).

Property Postcode

For location purposes the postcode of this property is: PE12 0FL

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.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: TBC

COUNCIL TAX BAND: TBC

MANAGEMENT COMPANY: Belvoir Management Company

COST PER YEAR: £381.73

PLEASE NOTE:

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

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 referral fee for any recommended client service used.

Disclaimer

Please note: The plot dimensions, boundaries, footpaths, patios and driveways may differ from those on the site plan shown and are for illustration purposes only

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



Site Map



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