ARK PROPERTY

Phase 2 Plot 7, Holbeach, PE12 8QD

£450,000

- Great flowing layout
- Three good size bedrooms
- Large rear garden
- Ample off road parking and double garage
- One of two bungalows available
- Within easy access of Holbeach town centre
- Executive estate of only 8 properties
- Unique design with cladding
- Must view to appreciated
- 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

A rare opportunity to purchase one of just two beautifully designed bungalows within this exclusive development of only eight homes. Combining contemporary cladding with attractive feature brickwork, these distinctive properties offer a modern appearance that perfectly complements their peaceful setting.

Designed with effortless single-storey living in mind, the spacious accommodation boasts a wonderful flowing layout, generous reception space and well-proportioned bedrooms, creating a home that is both stylish and practical. Outside, each property benefits from a detached double garage, ample off-road parking and a generous rear garden, providing plenty of space to enjoy outdoor living.

New-build bungalows of this quality are seldom available, making this an exceptional opportunity for those looking to downsize without compromising on space or luxury. Early viewing is highly recommended to fully appreciate everything these outstanding homes have to offer.

Entrance Hall 12'1" x 21'8" (3.70m x 6.62m)
Composite entrance door to front. Two built in storage cupboards. Loft access.

Lounge 15'1" x 16'0" (max) (4.60m x 4.88m (max))
UPVC box bay window to front. Spot lights. Wall mounted power and TV point.

Kitchen/Diner 24'9" x 21'9" (7.55m x 6.65m)
UPVC window to rear and side. French doors with glazed side panels to rear. Vaulted ceiling to dining area. Spot lights to kitchen. Wall mounted power points. Fitted base and eye level units. Granite work tops with matching upstands and splash back. Integrated fridge/freezer. Integrated eye level combination oven, oven and grill. Integrated dishwasher. Door to utility room.

Utility Room 5'1" x 10'5" (1.56m x 3.19m)
UPVC door to side. Spot lights. Fitted base and full height unit with granite worktop. Sink with mixer tap over.

Bedroom 1 14'9" x 12'0" (4.51m x 3.68m)
UPVC window to rear. Door to en-suite.

En-suite 3'10" x 8'2" (1.19m x 2.50m)
UPVC window to rear. Shower cubicle with shower over. Toilet. Wash hand basin. Spot lights. Extractor fan.

Bedroom 2
UPVC window to front. Spot lights.

Bedroom 3
UPVC window to front. Spot lights.

Bathroom
UPVC window to rear. Panelled bath. Shower cubicle with shower over. Toilet. Wash hand basin. Spot lights. Extractor fan.

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
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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.

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: 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.

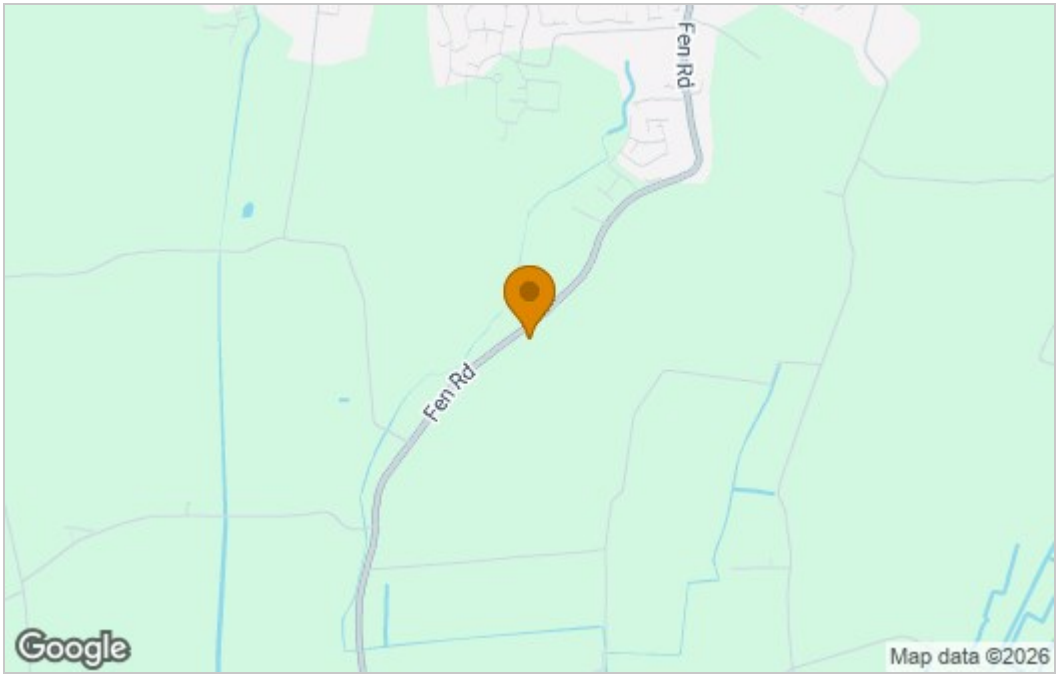
We can also offer full Financial and Solicitor services. Please note we do get a referal fee for any recommended client service used.

Disclaimer

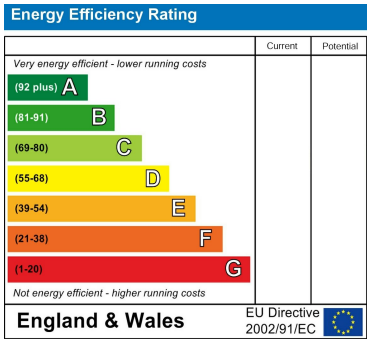
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.

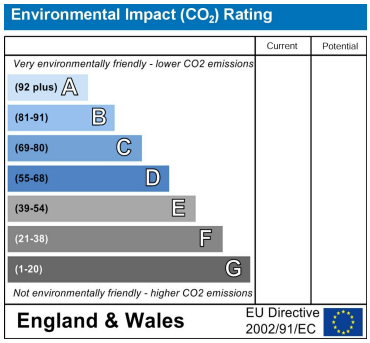
Floor Plan

Area Map



Energy Efficiency Graph





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