ARK PROPERTY



The Newburgh, Plot 102 Gleneagles Drive, Woodhall Spa, LN10 6PL

£344,995

Gleneagles DRIVE

- GLENEAGLES DRIVE, WOODHALL SPA
- BRAND NEW BROADGATE HOME
- THREE BEDROOMS
- AIR SOURCE HEAT PUMP
- NHBC 10 YEAR WARRANTY

The Newburgh makes an immediate impression with a layout that's both spacious and considered.

The entrance hallway opens into a dual-aspect living room — light, airy, and generous — with an adjoining room that works equally well as a home office or family room, depending on what life demands. Through an archway from the hallway, the large dining kitchen is a real centrepiece: a vast, sociable space running the full width of the home, with French doors leading out to the private rear garden. A dedicated laundry room and guest cloakroom sit off the kitchen, along with handy under-stair storage.

Upstairs, the master bedroom is a genuine retreat — spacious, with fitted wardrobes and a private en-suite. Two further well-proportioned bedrooms and a family bathroom with both a bath and separate shower complete the first floor, giving the whole household room to unwind.

With air source heat pump, an electric vehicle charging point, and your choice of interior finishes (subject to build stage), this home blends energy efficiency with personal style.

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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 Gleneagles Drive, Woodhall Spa - The Newburgh offers more than just extra square footage — it's a home with real character in a community built to last. With nearby schools, open green spaces, and excellent local connections, it's the natural next step for families and upsizers alike.

Entrance Hall
Entrance door to front. Stairs to first floor landing.

Kitchen/Dining Room 10'0" x 22'11" (3.05m x 6.99m)
Window to front and side. French doors to side. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Integrated appliances. Door to w/c utility.

W/C Utility 6'6" x 9'1" (2.00m x 2.79m)
Toilet. Wash hand basin. Tiled splash back. Space and plumbing for washing machine. Understairs storage cupboard.

Living Room 10'0" x 16'8" (3.05m x 5.09m)
Windows to front and side.

Home Office 7'10" x 5'10" (2.40m x 1.80m)
Window to side.

First Floor Landing
Doors to bedrooms and bathroom. Built in airing cupboard.

Bedroom 1 10'0" x 13'5" (3.05m x 4.09m)
Windows to front and side. Radiator. Built in wardrobe.

En-suite 5'11" x 6'8" (1.82m x 2.04m)
Window to front. Shower cubicle. Toilet. Wash hand basin set in vanity unit.

Bedroom 2 10'0" x 11'11" (3.05m x 3.64m)
Windows to front and side. Radiator.

Bedroom 3 9'6" x 10'7" (2.92m x 3.25m)
Window to side. Radiator.

Bathroom 8'9" x 7'0" (2.68m x 2.15m)
Window to side. Panelled bath. 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.

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.

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: Single 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.

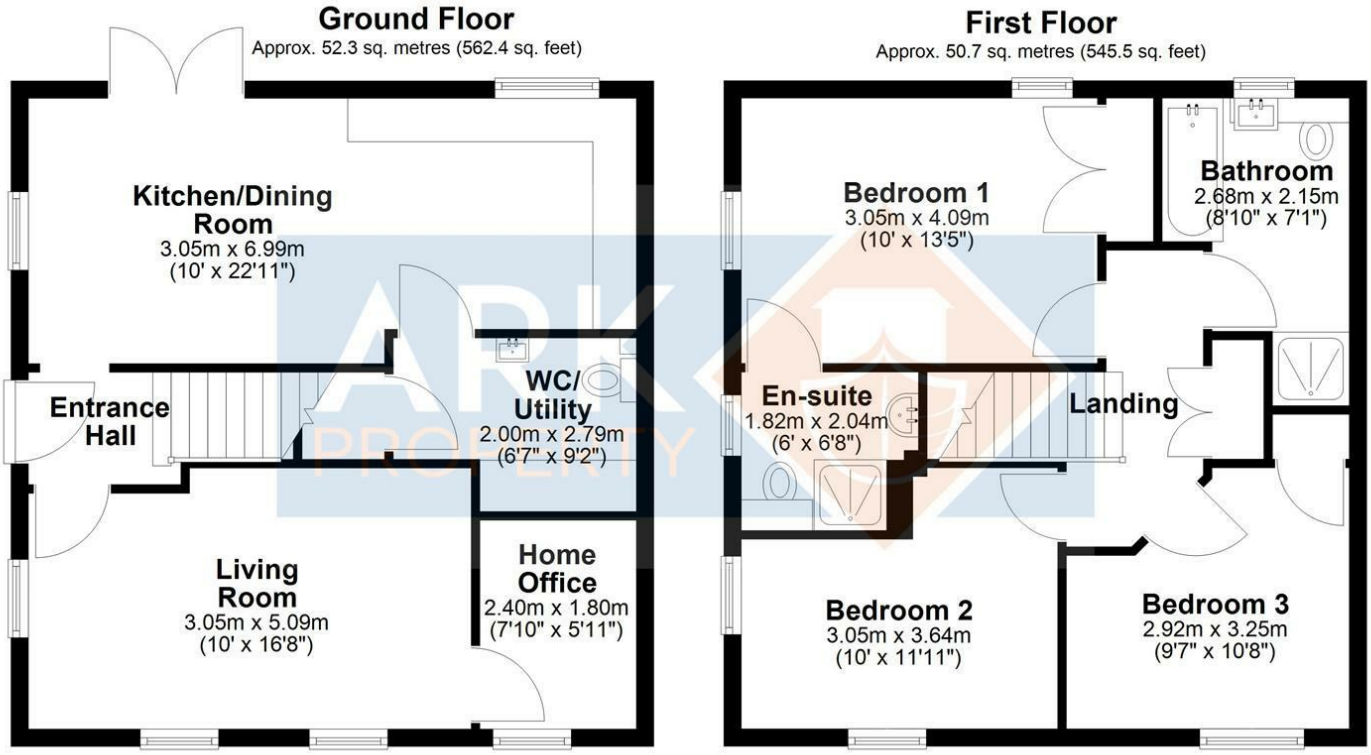
Disclaimer
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise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



Total area: approx. 102.9 sq. metres (1107.9 sq. feet)

BROADGATE HOMES
EST. '76
HOMES WITH HEART

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