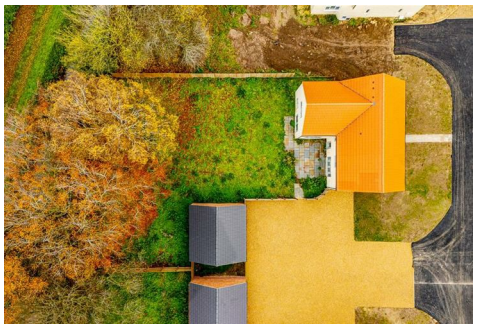
ARK PROPERTY



Phase 2 Plot 3, Holbeach, PE12 8QD

£550,000

- Fantastic size plot
- Ample off road parking leading to detached double garage
- No forward chain
- Real kerb appeal
- Striking stone design build
- Modern living at it's finest
- Popular location of Holbeach
- Must view to be really appreciated
- Executive estate of 8 properties
- Register with Ark for all future listings

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Designed to impress from the very first glance, this exceptional stone-built home is one of only eight individually crafted properties in an exclusive executive setting. Contemporary styling, striking architectural lines and expansive glazing combine to create a home that is both stylish and practical. Internally, the spacious accommodation has been carefully planned to maximise light and flow, offering four excellent bedrooms and an impressive galleried landing. Outside, generous gardens, a double garage and ample off-road parking complete this remarkable new home.

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 sets 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
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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.

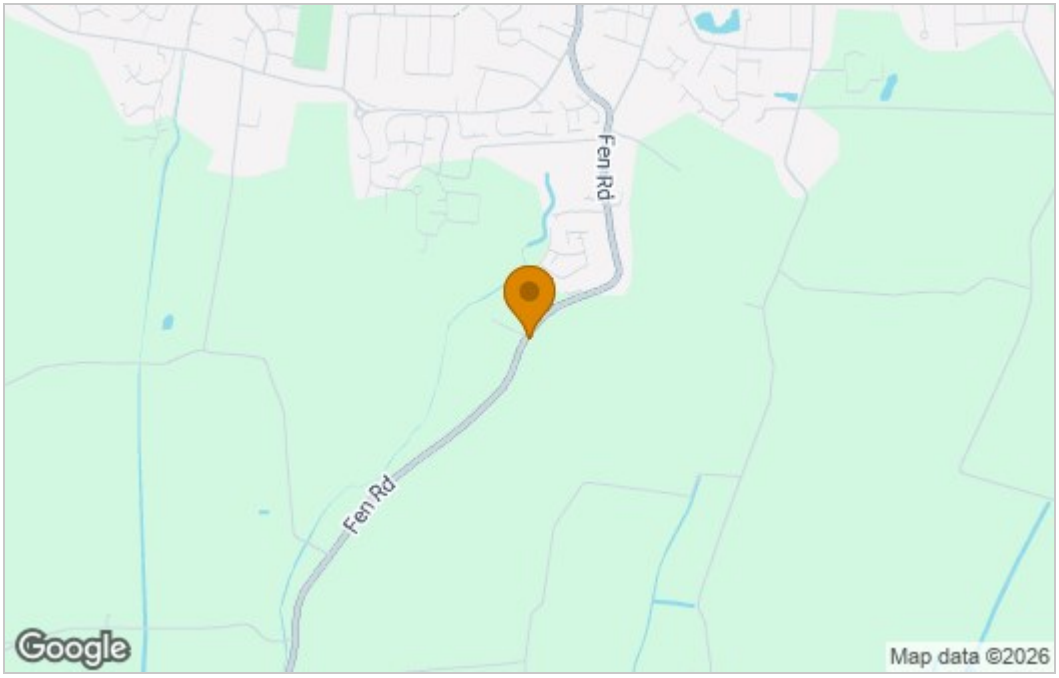
We can also offer full Financial and Solicitor services. Please note we do get a referal fee for any recommended client service used.

Disclaimer

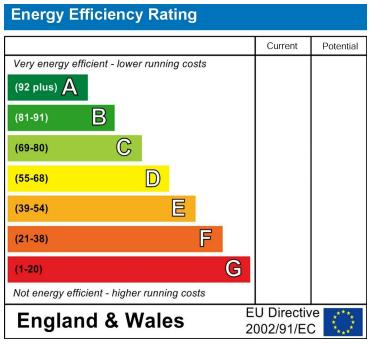
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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

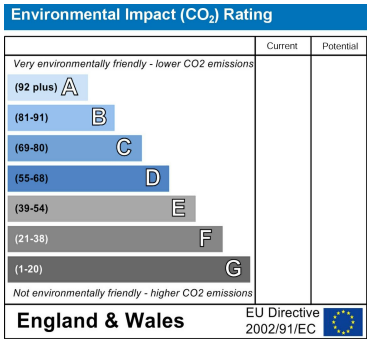
Floor Plan

Area Map



Energy Efficiency Graph





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