ARK PROPERTY

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PUTTERS PLACE
SEAGATE HOMES





The Kingston Plot 9 Putters Place, Holbeach, PE12 7BH

£299,995

- Great frontage with green views
- Turf front and back included
- EV Charging point
- Flooring package included
- Spacious downstairs living space
- Real kerb appeal
- A must view to appreciate
- Built by renowned local developer

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Introducing The Kingston — just wait until you see inside this beautiful home. One of the most popular design homes, it enjoys a fantastic outlook and offers exceptional outdoor space.

Inside, the spacious flowing layout is perfect for family living, featuring a kitchen-diner and a second reception room. With its charming English cottage design, this is a truly eye-catching home.

Book your viewing today before it's gone.

The Kingston

The Kingston is an elegantly designed four-bedroom detached home, perfect for young families and first-time buyers seeking both style and functionality. Featuring a bright and spacious living room, as well as a contemporary open-plan kitchen and dining area, it provides an inviting setting for daily life and entertaining guests. One of its standout features is the internal porch, offering a convenient transition space that enhances both comfort and practicality. With well-proportioned rooms and a thoughtfully designed layout, The Kingston seamlessly balances modern living with a warm and welcoming atmosphere.

Entrance Hall



Door to front. Stairs to first floor landing. Tiled flooring.

Lounge 15'11" x 11'3" (4.86m x 3.44m)



French doors to rear with glazed side panels. Carpeted.

Dining Room 11'5" x 9'3" (3.49m x 2.83m)



Window to front. Carpeted.

Kitchen/Breakfast 16'9" x 8'11" (5.12m x 2.74m)

Window to front. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Built in oven. Induction hob with extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Tiled flooring.

Utility Room 6'0" x 5'4" (1.84m x 1.63m)

Door to rear. Sink unit with drainer and mixer tap. Space and plumbing for washing machine. Tiled flooring.

Cloakroom 6'0" x 3'4" (1.84m x 1.04m)

Toilet. Wash hand basin. LVT tiled flooring.

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

Bedroom 1 15'3" x 9'3" (max) (4.65m x 2.84m (max))
Window to front. Carpeted.

En-suite 6'8" x 6'5" (max) (2.04m x 1.98m (max))
Window to front. Shower cubicle with shower. Toilet. Wash hand basin. LVT tiled flooring.

Bedroom 2 12'11" x 8'11" (3.95m x 2.74m)
Window to front. Carpeted.

Bedroom 3 9'10" x 8'11" (3.00m x 2.74m)
Window to rear. Carpeted.

Bedroom 4 9'3" x 7'6" (2.84m x 2.30m)
Window to rear. Carpeted.

Bathroom 6'5" x 6'2" (1.97m x 1.88m)
Window to rear. Panelled bath. Toilet. Wash hand basin. LVT tiled flooring.

Outside
The front of the property has a pathway leading to the front door.
The rear garden is enclosed by timber fencing. Lawn area. Patio area.

Detached Single Garage
Block paved driveway leading to a detached single garage

Property Postcode
For location purposes the postcode of this property is: PE12 7BH

Agent Note
Please note that this property is currently under construction and descriptions are applicable to the finished property. As with most new build developments we are informed there will be an annual charge of circa £200 per annum

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.

Reservation Fee
Reservation fee of £1,000 to reserve this plot.

About Holbeach
Holbeach — A Growing Fenland Market Town in South Lincolnshire

Holbeach is a thriving fenland market town in the South Holland district of Lincolnshire, England, with a long history stretching back to at least the 9th century and a market charter granted in 1252. It grew around agriculture, salt and trade and today remains strongly connected to the land and community life.

Community & Outdoor Spaces

One of the real highlights of Holbeach is Carters Park, which has been a valued green heart of the town since it was donated in 1929 by Herbert Carter. The park offers wide open spaces, sports pitches (including the home ground of Holbeach United Football Club, known locally as The Tigers), children's play areas, outdoor gym equipment and places to walk or relax.
It sits alongside other open spaces and nature areas — including the Fishpond Lane nature reserve and routes for walking and cycling — making Holbeach pleasant for families, dog-walkers and anyone who enjoys being outside.

Shops, Supermarkets & Development

Holbeach's town centre has a mix of independent

shops, cafes and amenities. It's also served by major supermarkets: Tesco is a long-established presence, and the town saw the opening of a new Aldi superstore on Fleet Street in early 2025 — something local traders have said has helped draw more footfall to that side of town since its opening.
Alongside supermarkets, weekly markets are held on Thursdays and Saturdays (with a farmers' market once a month), helping support local produce, crafts and community trade.

Education & Economy

Holbeach has good local schooling with primary schools and University Academy Holbeach for secondary education. There's also a University of Lincoln campus housing the National Centre for Food Manufacturing — an important centre for education and industry in the UK's food sector.
The wider area is still strongly agricultural, and Holbeach is known nationally for bulb growing and food production — the region supplies a large share of the UK's tulips and daffodils.

Location & Links

Though Holbeach no longer has its own train station (services ceased in 1959), it's well connected by road. The A17 and A151 provide good links toward nearby towns like Spalding and Wisbech, and into Norfolk and the East of England more broadly, making it a practical base for work or travel across the Fenland region.
Buses also connect Holbeach with neighbouring towns, and the nearest rail services are found at Spalding (about a 20-minute drive).

Culture & Community Spirit

Holbeach may be modest in size, but it has a strong community feel. There are annual events like the Holbeach Music & Beer Festival, food festivals, carnivals, fayres and seasonal markets, bringing people together and celebrating local culture and produce.
Pubs, cafes, community centres and sports clubs further add to the town's social life, reflecting a vibrant local scene for residents.

History & Character

There's plenty of heritage to explore: All Saints' Church dates back to the 14th century, and the town's layout still echoes its medieval roots. A discovery trail with historical markers and mosaics helps locals and visitors uncover stories from Holbeach's past.

About Seagate Homes

Seagate Homes — A Local Developer at the Heart of Holbeach

Seagate Homes is a locally renowned housebuilder and a respected pillar of the Holbeach community. With deep roots in the area and a strong reputation earned over many years, Seagate Homes has consistently delivered high quality developments that reflect both exceptional craftsmanship and thoughtful community design.

A Trusted Name with Proven Standards

Seagate Homes has built a strong track record across its previous sites, earning the trust of residents, local stakeholders and buyers alike. Their developments are known for:

High build quality — attention to detail and durable construction that stands the test of time.
Design excellence — homes with well-proportioned layouts, modern finishes and features that complement contemporary living.
Community focus — developments that fit naturally into their surroundings and enhance local neighbourhoods.

These standards have helped Seagate Homes become a go-to choice for buyers looking for both quality and long-term value in Holbeach and surrounding areas.

Putters Place, Damgate — A Standout Development

The new Putters Place development off Damgate in Holbeach is a testament to Seagate Homes' commitment to quality and design innovation.

At Putters Place, the developer has taken a thoughtful approach to creating a diverse and attractive residential community, including:

A range of home sizes: Two-, three-, four- and five-bedroom properties to suit a wide variety of lifestyles — from first-time buyers and growing families to those looking for extra space or room to work from home.
Distinctive architectural style: The use of premium brick and stone elevations gives Putters Place a unique character that stands out among local developments. The choice of materials creates visual appeal, adding depth, texture and a timeless quality to the streetscape.

Building for Today, and Tomorrow

What sets Seagate Homes apart is not just the houses themselves, but the way they build communities. At Putters Place, this vision is evident in:

Thoughtful layout and landscaping to create a sense of place and connection between neighbours. Durable, quality materials chosen not only for aesthetics but for long-term performance and low maintenance.
A holistic approach to living spaces — making homes that feel practical, comfortable and attractive for modern family life.

A Developer with Community Values

Seagate Homes doesn't just build houses — they invest in the local area. Their developments have helped support local employment, contribute to the town's housing supply, and enhance the fabric of Holbeach. Many residents on previous Seagate sites speak highly of the build quality and the pleasant, cohesive feel of the neighbourhoods.

Putters Place continues that tradition, offering homes that not only look great but are built with the same standard of care and pride that has become synonymous with the Seagate Homes name.

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
Property construction: Brick built
Electricity supply: Not known
Water supply: Not known
Sewerage: Not known
Heating: Gas central heating
Heating features: Hive Wi-Fi Smart Controls for two zone heating system.
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast 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
Building safety issues: Not known
Restrictions: Not known
Public right of way: Not known
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: Not known
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: Not known
Coalfield or mining area: Not known
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

A Decade of Local Excellence

Established in 2008, our agency has become a trusted name across Holbeach, Spalding, and the surrounding area. In 2025, we outshone the competition, selling 116 more homes than our nearest rival. But numbers only tell part of the story. Our team of 14 local experts brings a rich knowledge of the region, and we pride ourselves on being part of the community. We sponsor beloved local events like the Flower Parade (with a show-stopping float!) and proudly support Spalding Football Club. This deep local connection also extends online—our vibrant social media presence is bursting with engaging videos, where we bring people into our world. From showcasing client success stories to innovative property tours, we give the public a fresh, behind-the-scenes look at our passion and dedication

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

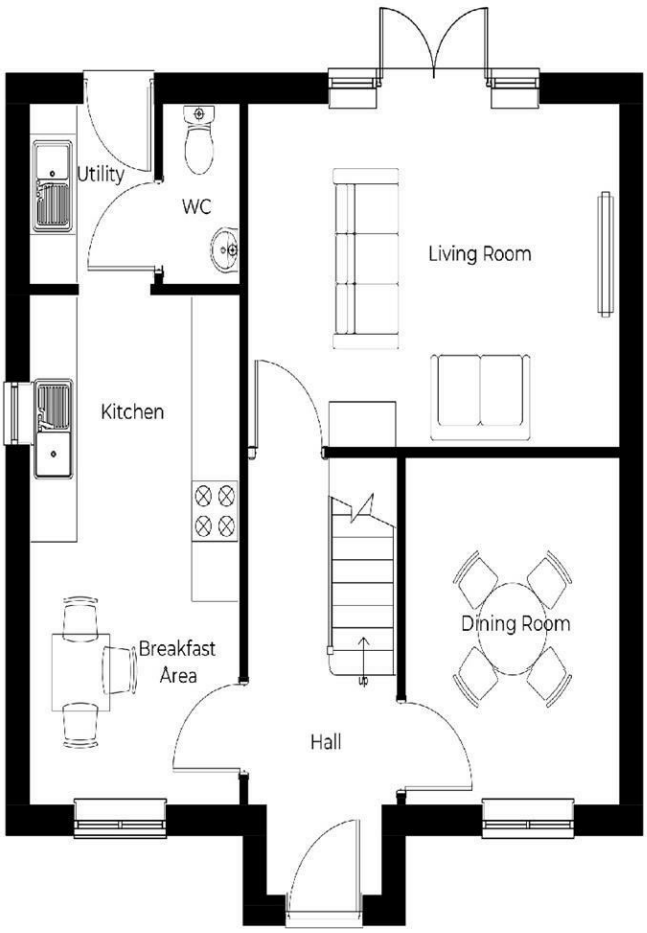
We can also offer full Financial and Solicitor services.

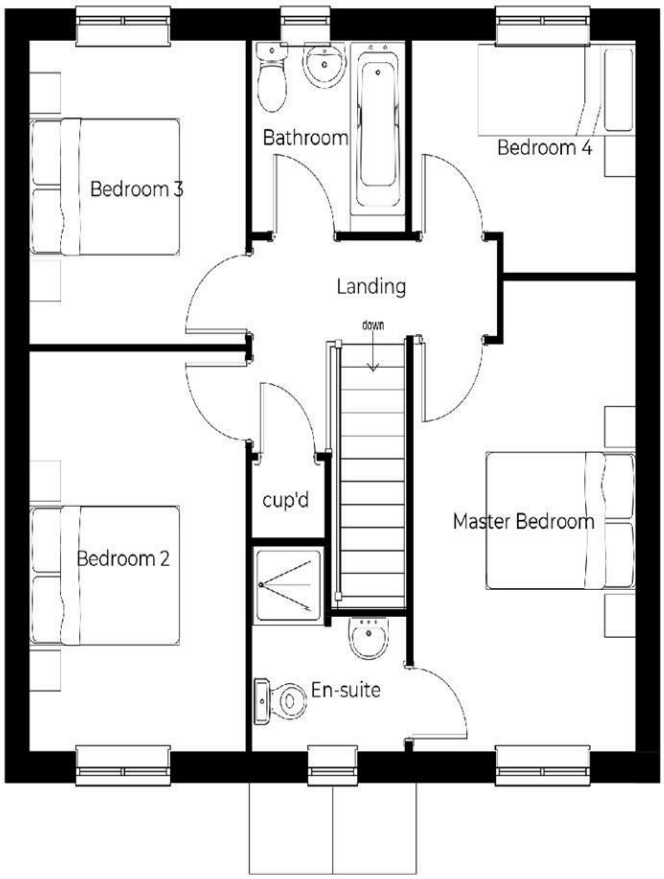
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

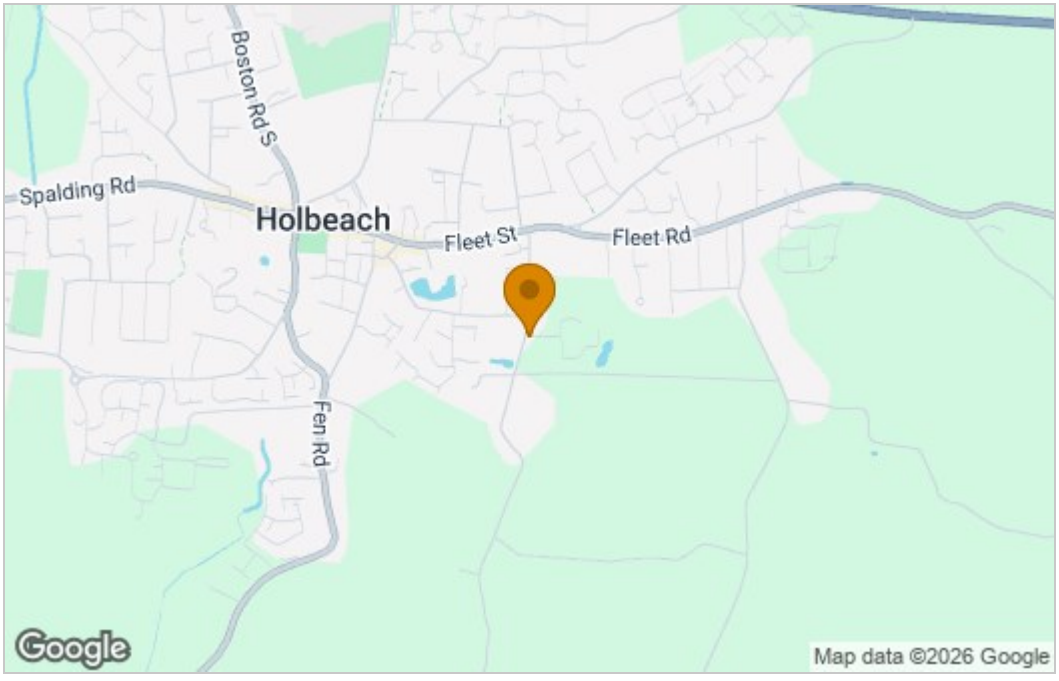
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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

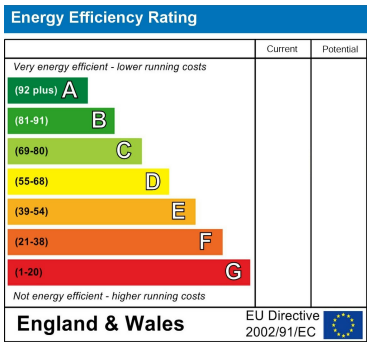


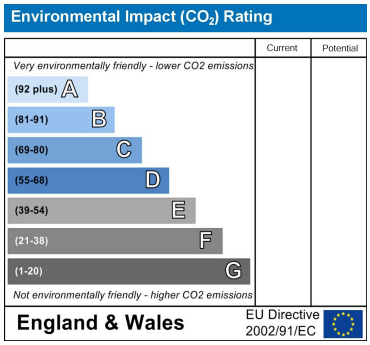


Area Map



Energy Efficiency Graph





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