



## The Glenfarg, Plot 60 Gleneagles Drive, Woodhall Spa, LN10 6PL £249,995



### Gleneagles DRIVE

- **BROADGATE HOMES**
- **BRAND NEW**
- **THREE BEDROOMS**
- **SOLAR PANELS**
- **10 YEAR WARRANTY**

The Glenfarg is a well-proportioned semi-detached home, joined to its neighbour by only one wall for added privacy and quiet comfort.

On the ground floor, a bright kitchen-diner provides space to cook, eat, and host, while the separate living room opens through French doors onto the rear garden – perfect for relaxed evenings or family gatherings.

Upstairs, three bedrooms offer flexibility for every stage of life. The main bedroom feels bright and airy with twin windows, while the family bathroom includes both a bath and separate shower for added convenience.

Designed with sustainability and practicality in mind, this home includes energy-efficient air source heating, an electric vehicle charging point, and a private carport.



**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.



Set within Gleneagles Drive in Woodhall Spa, The Glenfarg is surrounded by tree-lined streets, green spaces, and a friendly village atmosphere. With shops, schools, and scenic walks nearby, it's the perfect balance of modern comfort and countryside calm.

### **Kitchen/Dining Room 19'3"m x 8'10" (5.89m x 2.70m)**

Entrance door to front. Window to front. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Integrated appliances. Door to cloakroom.

### **Cloakroom 3'3" x 5'10" (1.00m x 1.80m)**

Toilet. Wash hand basin. Tiled splash back.

### **Living Room 15'8" x 10'9" (4.79m x 3.30m)**

French doors with glazed side panels leading to the rear garden. Stairs to first floor landing.

### **First Floor Landing**

Doors to bedrooms and bathroom. Built in storage cupboard.

### **Bedroom 1 11'11" x 7'0" (3.64m x 2.15m )**

Window to front. Radiator.

### **En-suite 8'8" x 3'3" (2.65m x 1.00m)**

Shower cubicle. Toilet. Wash hand basin.

### **Bedroom 2 10'5" x 7'2" (3.19m x 2.20m)**

Window to rear. Radiator.

### **Bedroom 3 11'4" x 9'0" (3.46m x 2.75m)**

Window to front. Radiator.

### **Bathroom 7'0" x 8'9" (2.15m x 2.67m)**

Panelled bath. Shower cubicle. Toilet. Wash hand basin.

### **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.

### **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 to be confirmed.

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: Allocated parking

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 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.

### **Referral & Fee Disclosure**

We can also offer full Financial and Solicitor services.

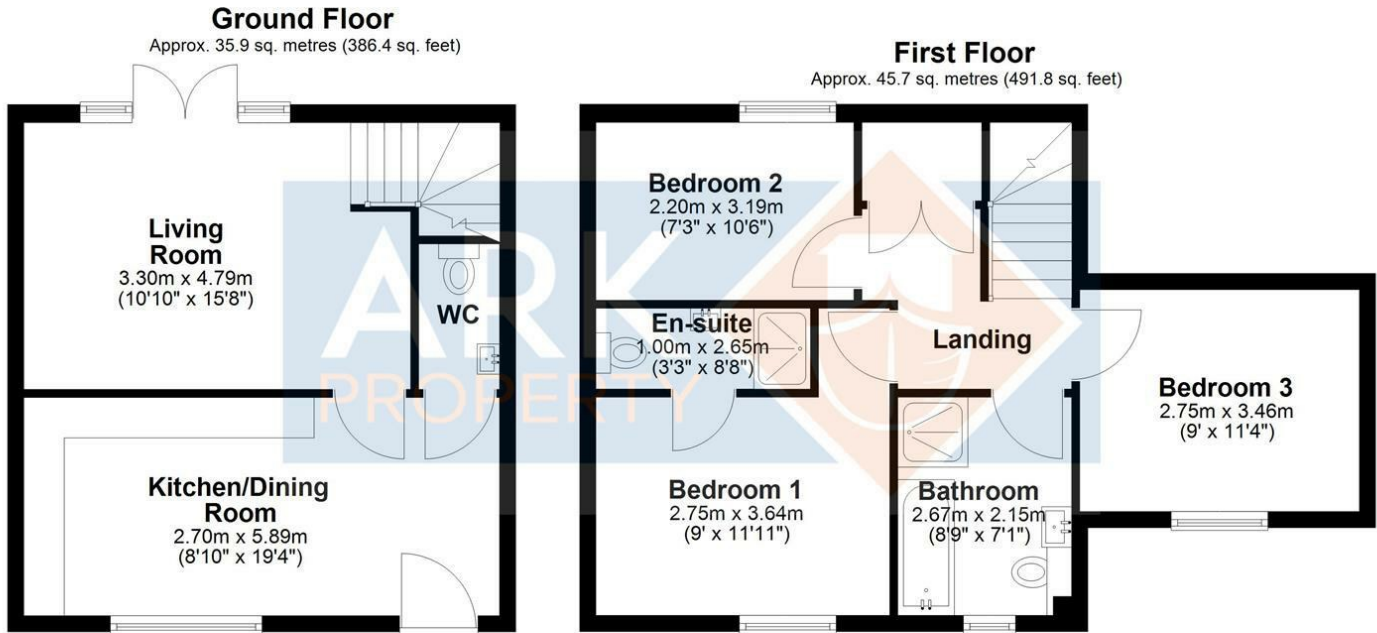
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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 GLENFARG V2 (LEFT HAND SIDE)



Total area: approx. 81.6 sq. metres (878.2 sq. feet)



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