



## The Blairgowrie, Plot 54 Gleneagles Drive, Woodhall Spa, LN10 6PL £474,995



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

The Blairgowrie offers generous, well-considered spaces that make daily life effortless. From the welcoming entrance hall, you're led into a beautifully light living room, perfect for relaxing or entertaining. The spacious dining kitchen is designed for modern living, featuring a dedicated day space overlooking the rear garden - an inviting spot to enjoy your morning coffee or unwind in the evening sun. A walk-in cupboard provides useful storage, keeping the heart of the home calm and clutter-free.

Practicality continues with a separate laundry room, complete with a walk-in cupboard ideal for coats and boots, ensuring everything has its place. The main bedroom is a peaceful retreat with its own en-suite shower room, while two additional bedrooms offer flexibility for guests, a home office, or hobbies. The family bathroom is fitted with both a bath and separate shower pod, giving you the choice of an energising start or a relaxing end to the day.

With its combination of smart design, single-storey ease, and considered detailing, The Blairgowrie is a home that adapts to your lifestyle – whether you're looking to downsize, grow, or simply live more comfortably.

With your choice of interior finishes (subject to build stage). Benefits from Air Source Heating and EV Charger.



**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.

Situated within the tranquil setting of Gleneagles Drive in Woodhall Spa, it offers the perfect blend of village life and modern comfort – close to leafy walks, local amenities, and excellent connections across Lincolnshire and beyond.

#### Entrance Hall

Door to front with glazed side panels. Built in storage cupboard. Doors to living room, kitchen, bedrooms and bathroom.

#### Living Room 15'8" x 14'5" (4.79m x 4.40m)

Windows to front and side. Radiator.

#### Kitchen Dining Room 28'5" x 13'2" (8.68m x 4.02m)

French doors with glazed side panels leading to garden. Window to side. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Central island unit. Integrated appliances. Door to laundry room.

#### Utility Room 9'6" x 6'2" (2.90m x 1.89m)

Door to side. Window to rear. Space and plumbing for washing machine and tumble dryer. Door to coats and boots room.

#### Coats and Boots 3'8" x 6'2" (1.13m x 1.88m)

Window to side. Radiator.

#### Bedroom 1 14'7" x 11'8" (4.45m x 3.56m)

Window to front. Radiator. Door to en-suite.

#### En-suite 8'6" x 4'0" (2.60m x 1.24m)

Window to side. Shower cubicle. Toilet and wash hand basin set in vanity unit.

#### Bedroom 2 11'11" x 11'6" (3.64m x 3.52m)

Windows to rear. Radiator.

#### Bedroom 3 9'6" x 9'1" (2.92m x 2.78m)

Window to front. Radiator.

#### Bathroom 7'0" x 12'4" (2.15m x 3.76m)

Window to rear. 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.

#### Double Garage

Vehicular door to front. Power and light connected.

#### 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 £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: 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 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.

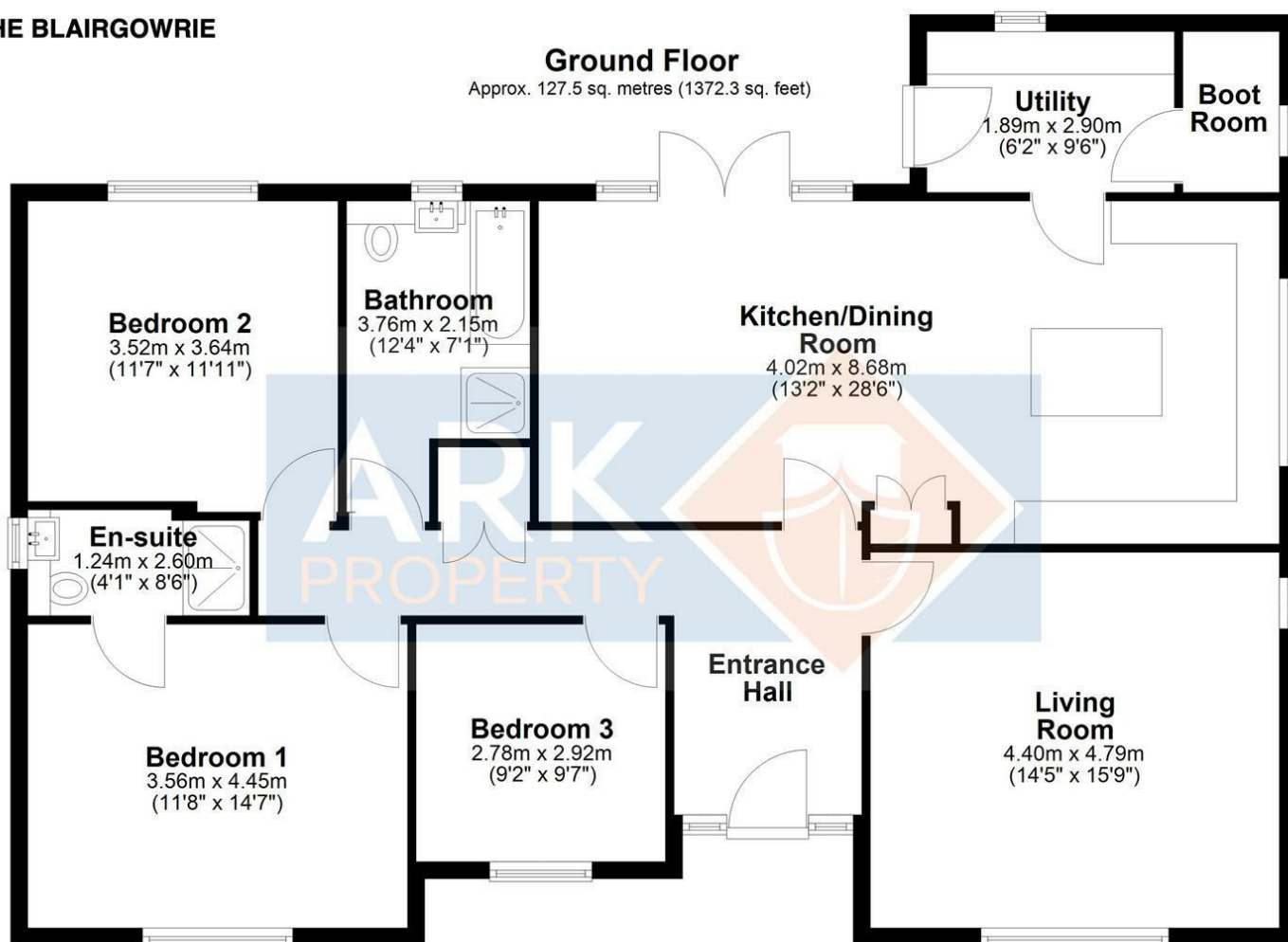
### Disclaimer

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

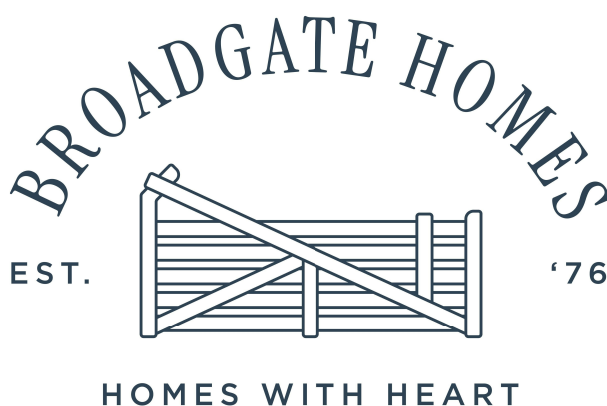


## Floor Plan

### THE BLAIRGOWRIE



Total area: approx. 127.5 sq. metres (1372.3 sq. feet)



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