



The Dunkeld, Plot 337 The Furlongs at, Holland Park, Spalding, PE11 1ZU £509,995



THE FURLONGS

AT HOLLAND PARK

- THE FURLONGS AT HOLLAND PARK
- BRAND NEW BROADGATE HOME
- FIVE BEDROOMS
- SOLAR PANELS WITH BATTERY STORAGE
- NHBC 10 YEAR WARRANTY

The Dunkeld combines generous proportions with intelligent design, creating a home that adapts beautifully to family life.

Enter through the brick portico into a welcoming hallway that flows into a bright and versatile ground floor. Here, a formal dining room and spacious breakfast kitchen set the scene for family meals and entertaining, while the adjoining utility room and guest cloakroom add everyday convenience. The sitting room, filled with natural light, opens through French doors onto the large rear garden – perfect for hosting or relaxing.

Upstairs, the first floor offers a flexible layout including a family room, home office, and two bedrooms joined by a stylish Jack and Jill en-suite. On the top floor, the luxurious master suite features a private dressing room and en-suite shower room, accompanied by three further bedrooms and a family bathroom – ideal for growing families and visiting guests alike.

Outside, a generous driveway, double garage, built-in solar panels, and electric vehicle charging point make this home as practical as it is impressive.

With built-in solar panels with battery storage, an electric vehicle charging point, and your choice of interior finishes (subject to build stage), this home blends energy efficiency with personal style.



The Furlongs at Holland Park is an elegantly planned new community on the edge of Spalding — a place that bridges countryside tranquillity and town convenience. Here, you'll find a selection of beautifully designed 2, 3, 4 and 5-bedroom homes, each crafted to balance open, airy living with smart, energy-efficient design. Wide windows frame garden views, thoughtfully laid out rooms give flexibility for family or work life, and features like landscaped green corridors, tree-lined streets and pedestrian paths create a sense of calm and connection.

Set within The Furlongs at Holland Park in Spalding, The Dunkeld offers a sense of space and serenity, surrounded by countryside charm and everyday amenities. It's a home where quality meets comfort – built for modern life and designed to last.

Entrance Hall

Door to front with glazed side panels. Stairs to first floor landing. Under stairs storage cupboard. Doors to kitchen/breakfast room, dining room and living room.

Living Room 13'5" x 18'10" (4.10m x 5.75m)

French doors with glazed side panels leading to rear garden. Radiator.

Dining Room 11'5" x 7'3" (3.50m x 2.23m)

Window to front.

Kitchen/Breakfast Room 18'10" x 11'5" (5.75m x 3.50m)

Windows to front and side. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Integrated appliances. Door to utility room.

Utility Room 6'0" x 8'0" (1.85m x 2.45m)

Door to side and window to rear. Space and plumbing for washing machine and tumble dryer. Gas central heating boiler.

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

Window to rear. Toilet. Wash hand basin. Tiled splash back.

First Floor Landing

Window to front. Doors to bedrooms, Jack and Jill en-suite, family room and home office.

Home Office 9'6" x 11'5" (2.90m x 3.50m)

Window to rear. Radiator. Built in storage cupboard.

Family Room 15'5" x 11'5" (4.70m x 3.50m)

Window to front and side. Radiator.

Bedroom 4 12'9" x 11'5" (3.90m x 3.50m)

Window to rear. Radiator. Two double door built in wardrobes. Door to Jack and Jill en-suite.

Jack and Jill En-suite

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

Bedroom 5 10'0" x 11'5" (3.05m x 3.50m)

Windows to front. Radiator. Built in double door wardrobe.

Second Floor Landing

Doors to bedrooms and bathroom. Built in storage cupboard.

Bedroom 1 12'9" x 15'5" (3.90m x 4.70m)

Window to front. Radiator. Two double door built in wardrobes. Door to ensuite. Opening to dressing room.

Dressing Room

Window to front.

En-suite

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

Bedroom 2 12'1" x 11'5" (3.70m x 3.50m)

Window to front. Radiator.

Bedroom 3 12'9" x 16'0" (3.90m x 4.90m)

Window to rear. Radiator.

Bathroom 9'6" x 11'5" (2.90m x 3.50m)

Window to rear. Oval 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: PE11 1ZU

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: £120 per year.

Property construction: Brick built

Electricity supply: TBC

Solar Panels: Yes, with battery storage.

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: Zoned heating

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 The Furlongs, Holland Park, Spalding. 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.

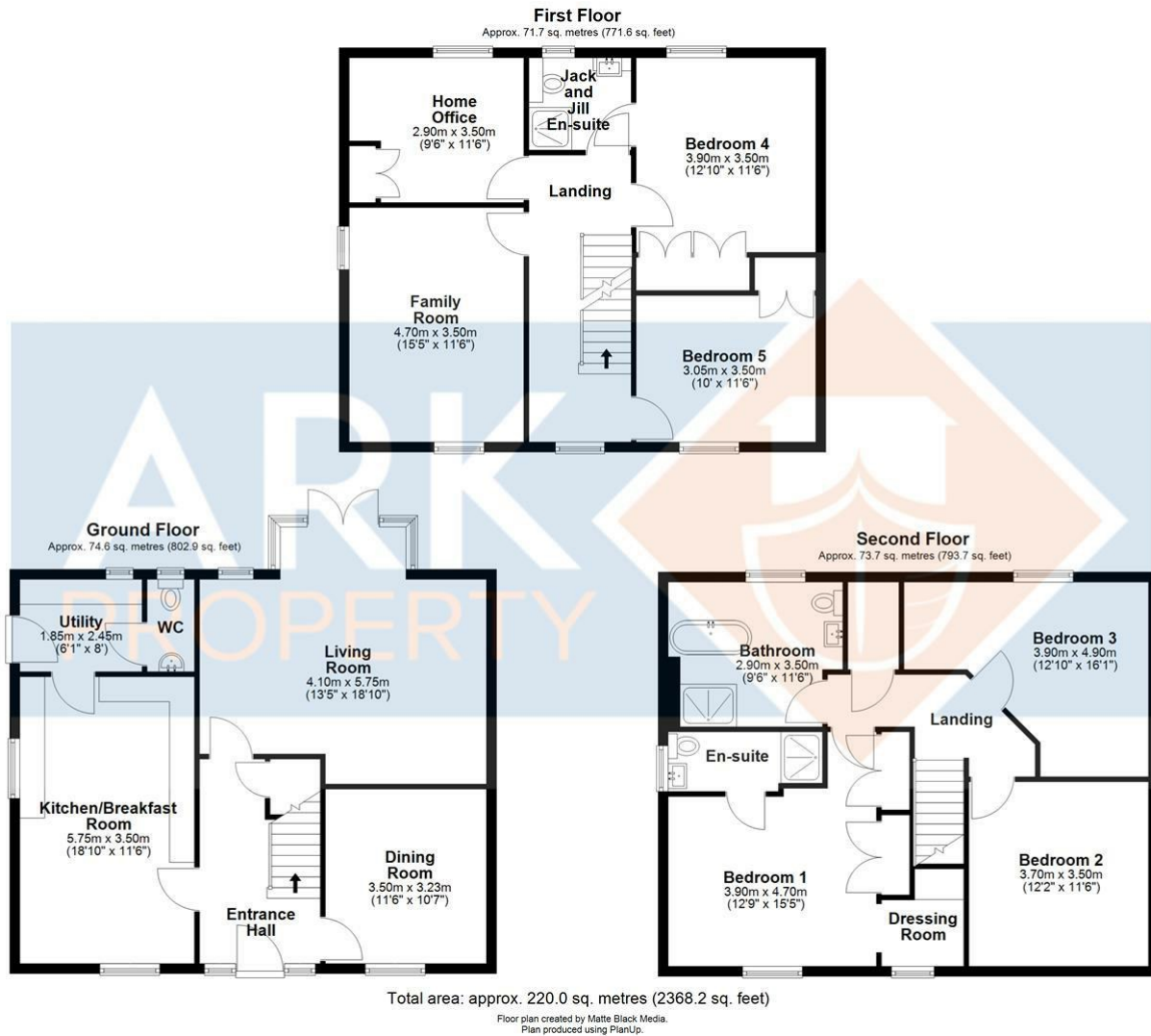
Disclaimer

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



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