



Apex House, 2a Pipwell Gate, Moulton Seas End, PE12 6LU

£300,000

- One off executive build
- Modern design in a popular village setting
- Three bedrooms with three en-suites
- Get in early have your say in the finishing touches (subject to deadline)
- Ample parking to front
- Real kerb appeal
- No chain
- Book your viewing today
- Finished to a high standard
- Register with Ark for any future listings

A true one-off build by renowned local developers off Pipwell gate, this outstanding new home is located in the sought-after village of Moulton Seas End, perfectly positioned between Holbeach and Spalding.

Designed to stand apart from anything else in the area, this striking new build boasts exceptional kerb appeal with a bold, modern exterior that immediately catches the eye. The same contemporary style and attention to detail continue throughout the interior, where the home has been thoughtfully designed to offer open-plan and versatile living.

The property will feature three spacious bedrooms, all benefitting from their own en-suite bathrooms, creating a perfect blend of luxury and practicality. Built to a high specification throughout, this home is certain to turn heads once completed.

An exciting opportunity to secure a unique home early in its development — get involved now and watch this exceptional property evolve over the coming weeks.

Property Overview

Externally, the property will offer real kerb appeal with its striking and unique design, setting it apart from surrounding homes. To the front, there will be attractive block-paved parking, a generous lawned area and side access leading through to the rear garden.

The rear garden has been thoughtfully planned to create a private outdoor space, featuring patio areas and seeded lawn, all fully enclosed for added privacy and practicality.

Internally, the home has been designed with modern living in mind. A spacious entrance hall welcomes you into the property and leads through to a superb open-plan kitchen and living area. The kitchen will be fitted with integrated appliances and complemented by large sliding patio doors opening onto the rear garden, creating a bright and sociable living space. A separate utility room adds further convenience.

The ground floor also benefits from a versatile

additional room, ideal for use as a home office, snug or downstairs bedroom, complete with its own en-suite shower room.

Upstairs, there are two generous double bedrooms, both enjoying en-suite facilities, while the principal bedroom further benefits from a dressing room.

The property will also benefit from an energy-efficient air source heating system and will be serviced by a septic tank.

Once completed, this home truly will be something special.

Entrance Hall 16'9" x 7'2" (5.13m x 2.19m)



Kitchen





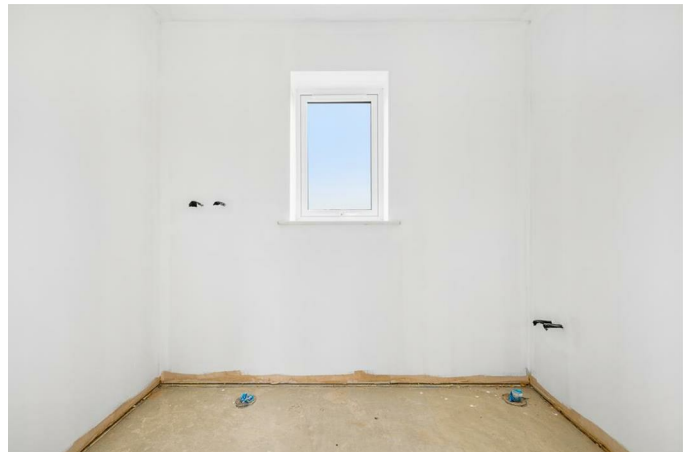
Open Plan Living 22'3" x 18'2" (6.80m x 5.56m)



Downstairs Bedroom 11'0" x 11'0" (3.37m x 3.37m)



En-suite 5'4" x 8'0" (1.65m x 2.45m)



Utility Room 5'9" x 5'11" (1.77m x 1.81m)

First Floor Landing 9'10" x 7'2" (3.00m x 2.19m)



En-suite 10'7" x 5'10" (3.25m x 1.80m)



Bedroom 1 12'5" x 12'1" (3.80m x 3.69m)



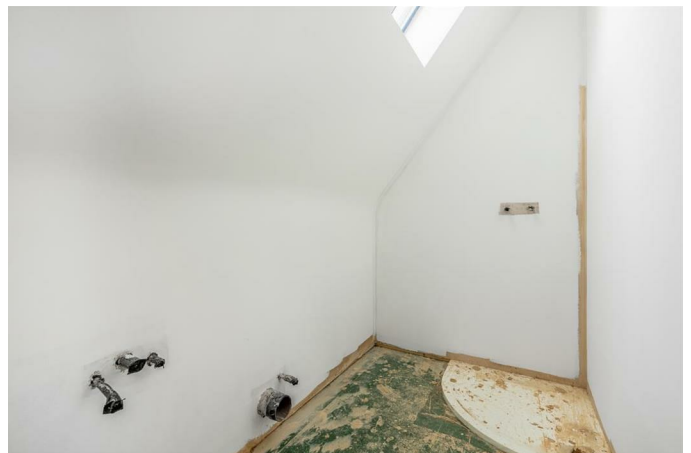
Bedroom 2 14'6" x 11'4" (4.44m x 3.46m)



Dressing Room 7'6" x 10'4" (2.29m x 3.17m)



En-suite 4'8" x 7'3" (1.44m x 2.22m)



Outside



Property Postcode

For location purposes the postcode of this property is: PE12 6LU

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission. Some photos have been generated to show how the property could look externally.

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: No

Property construction: Brick built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Cesspit

Heating: Not known

Heating features: Not known

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: No

Restrictions: No

Public right of way: No

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: 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.

Referral & Fee Disclosure

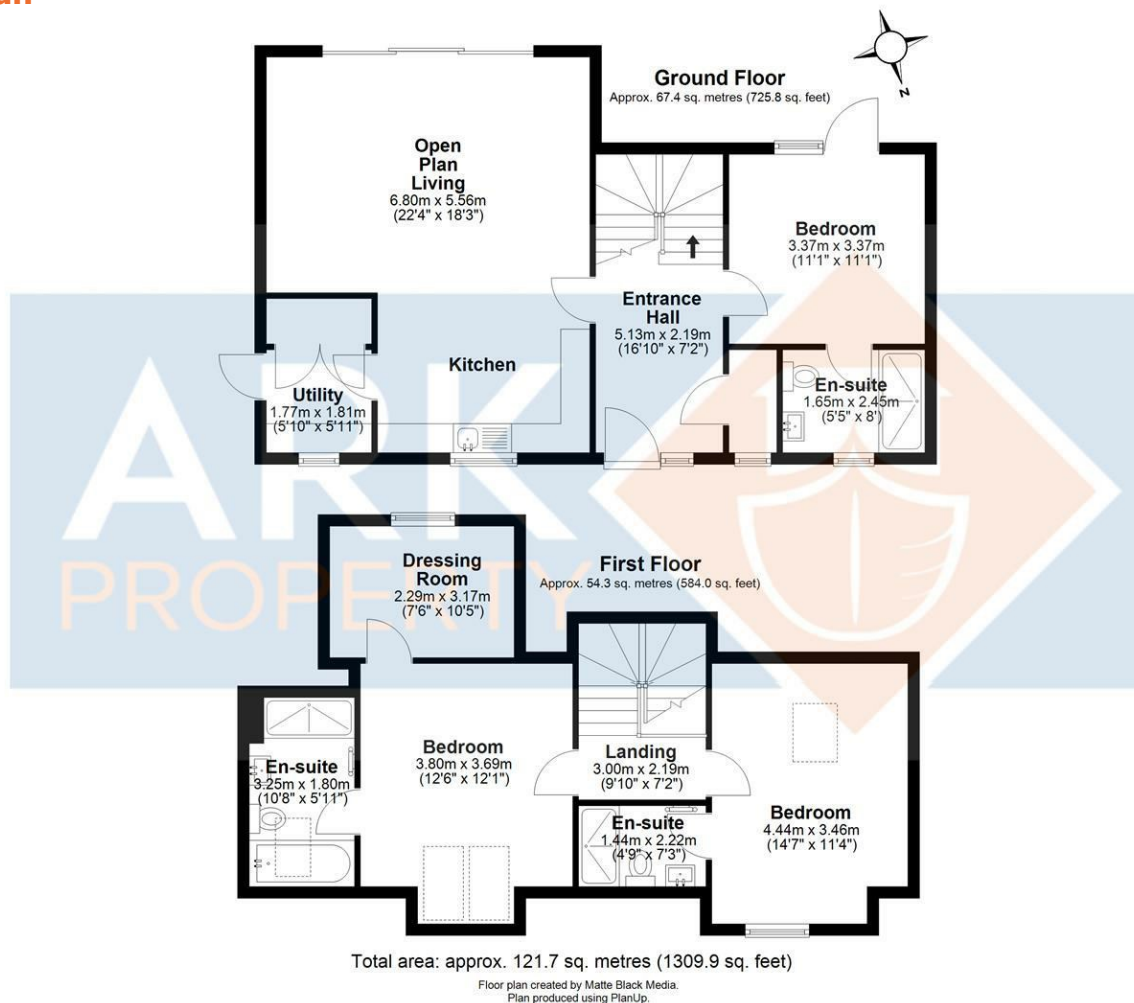
We can also offer full Financial and Solicitor services.

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.

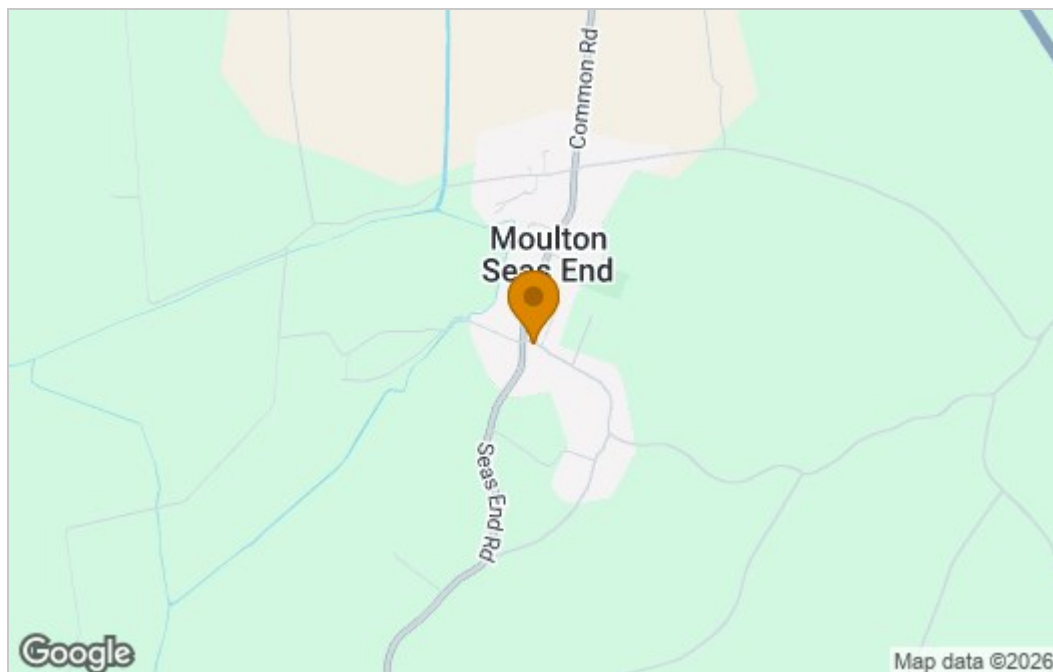
Disclaimer

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



Area Map



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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

