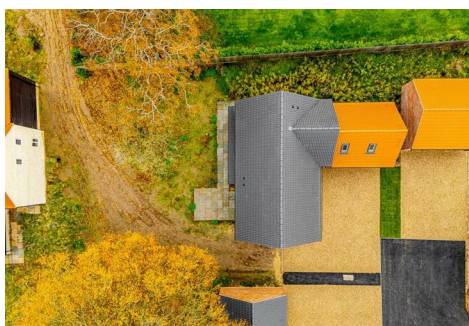




Phase 2 Plot 5, Holbeach, PE12 8QD

£600,000

- Built to a high specification
- Large rear garden
- Double garage with ample parking
- Stunning property with real kerb appeal
- Popular location of Holbeach
- Executive estate with 8 properties
- Striking unique design
- Great flowing layout
- Must view to really appreciate the size
- Register with Ark for all new listings

Set within an exclusive development of only eight executive homes, this outstanding new-build combines contemporary design with traditional stone craftsmanship. The abundance of glass fills the home with natural light while giving it an eye-catching appearance that stands out from neighbouring properties. The spacious interior features an elegant flowing floor plan, a beautiful galleried landing and four well-proportioned bedrooms. With a double garage, generous parking and a large enclosed rear garden, this home offers everything today's family could wish for.

Entrance Hall 11'3" x 12'7" (3.43m x 3.84m)
Composite glazed door to front. Stairs to first floor landing. Built in cupboard with spot lights. Consumer unit.

Lounge 11'6" x 16'1" (3.53m x 4.91m)
UPVC French doors with glazed side panels to rear. Spot lights.

Study 8'8" x 10'0" (2.65m x 3.07m)
UPVC window to front. Spot lights.

Kitchen/Diner 22'2" x 22'10" (max) (6.76m x 6.96m (max))
UPVC French doors with glazed side panels to rear and window to rear. Window to side. Fitted base and eye level units.

Utility Room 11'11" x 5'10" (3.65m x 1.78m)
UPVC door to side. Door to cloakroom.

Cloakroom 4'6" x 5'8" (1.39m x 1.75m)
UPVC window to side.

First Floor Landing 18'11" x 10'10" (5.77m x 3.32m)
UPVC picture window to front. Loft access. Airing cupboard.

Bedroom 1 19'1" x 11'2" (5.84m x 3.42m)
UPVC window side side. Two velux style windows. Vaulted ceiling. Spot lights.

Dressing Area 9'1" x 5'5" (2.79m x 1.66m)

En-suite 7'3" x 9'8" (2.21m x 2.96m)
UPVC window to side. Spot lights.

Bedroom 2 11'7" x 15'5" (3.54m x 4.71m)
UPVC window to rear. Spot lights.

En-suite 4'0" x 8'1" (1.24m x 2.48m)
UPVC window to side. Spot lights.

Bedroom 3 11'0" x 8'5" (max) (3.36m x 2.57m (max))

UPVC window rear. Spot lights.

Bedroom 4 11'1" x 11'6" (3.38m x 3.51m)
UPVC window front. Spot lights.

Bedroom 5
UPVC window rear. Spot lights.

Bathroom
UPVC window rear. Spot lights.

Outside
Enclosed by timber fencing. Sandstone patio.

Double Garage 19'5" x 16'9" (5.92m x 5.12)
Twin up and over doors. Power and light connected.

Property Postcode
For location purposes the postcode of this property is: PE12 8QD

About Holbeach
About Holbeach

Steeped in history, Holbeach is a charming market town that perfectly blends traditional character with modern convenience. Renowned for its welcoming community spirit, the town offers an excellent range of everyday amenities, making it an ideal place for families, professionals and retirees alike.

The bustling town centre features a variety of independent shops, cafés, restaurants and essential services, alongside well-known supermarkets including Aldi and Tesco, ensuring everything you need is close at hand. Holbeach also benefits from excellent schools, healthcare facilities and a host of leisure opportunities.

At the heart of the community is Holbeach United Football Club, a well-supported local club that reflects the town's strong sense of pride and togetherness. Throughout the year, local events and markets help create the friendly atmosphere that residents have come to love.

For those who enjoy the outdoors, Holbeach is perfectly positioned to explore both the Lincolnshire and North Norfolk coastlines. Beautiful sandy beaches, nature reserves and picturesque coastal

villages are all within comfortable driving distance, offering fantastic days out for the whole family. Whether it's enjoying the traditional seaside attractions of Skegness and Sutton-on-Sea or discovering the stunning scenery of the North Norfolk coast, there is no shortage of places to explore.

The town also offers excellent road connections, with easy access to Spalding, King's Lynn, Boston and Peterborough, making it a convenient base for commuters while still enjoying the relaxed pace of market town living.

Offering a unique combination of heritage, convenience and community spirit, Holbeach continues to be one of South Lincolnshire's most desirable places to call home.

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

Annual charge: Management Company - costs to be advised

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Individual treatment plant

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard 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 and 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 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

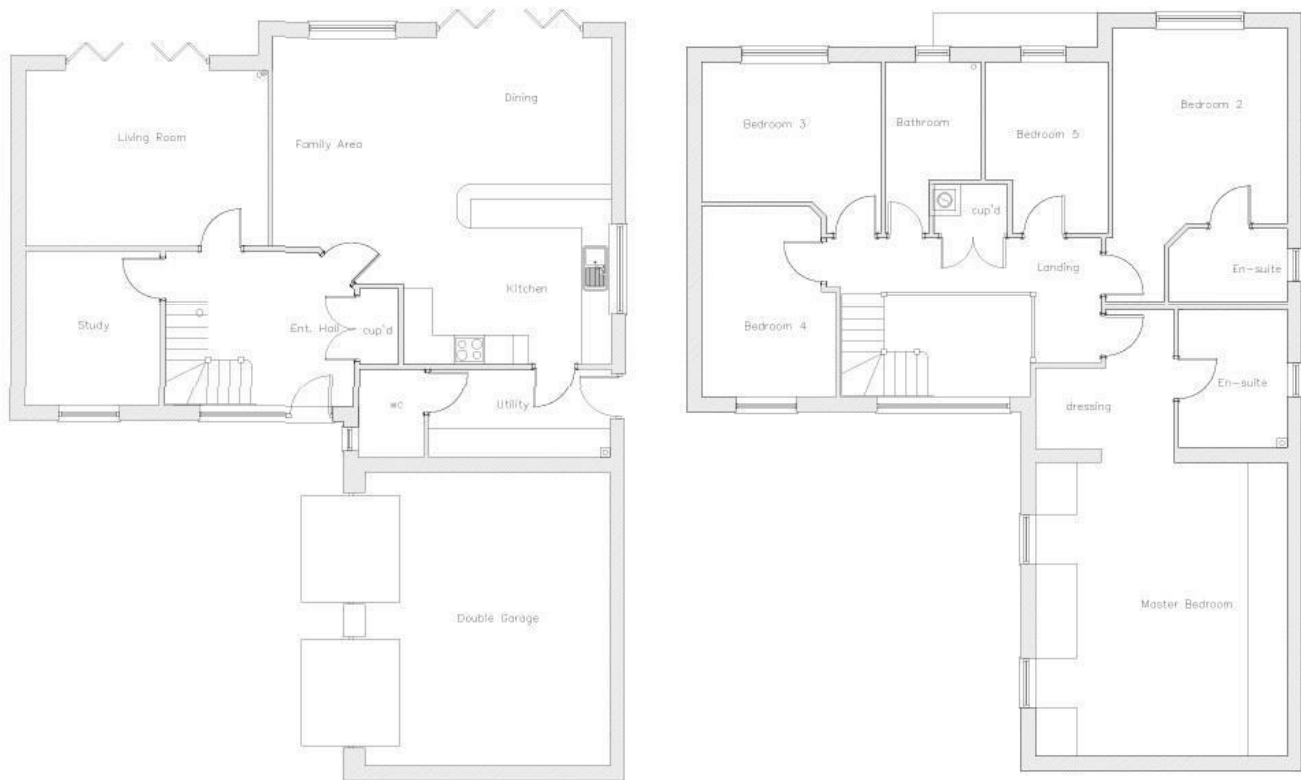
Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

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.

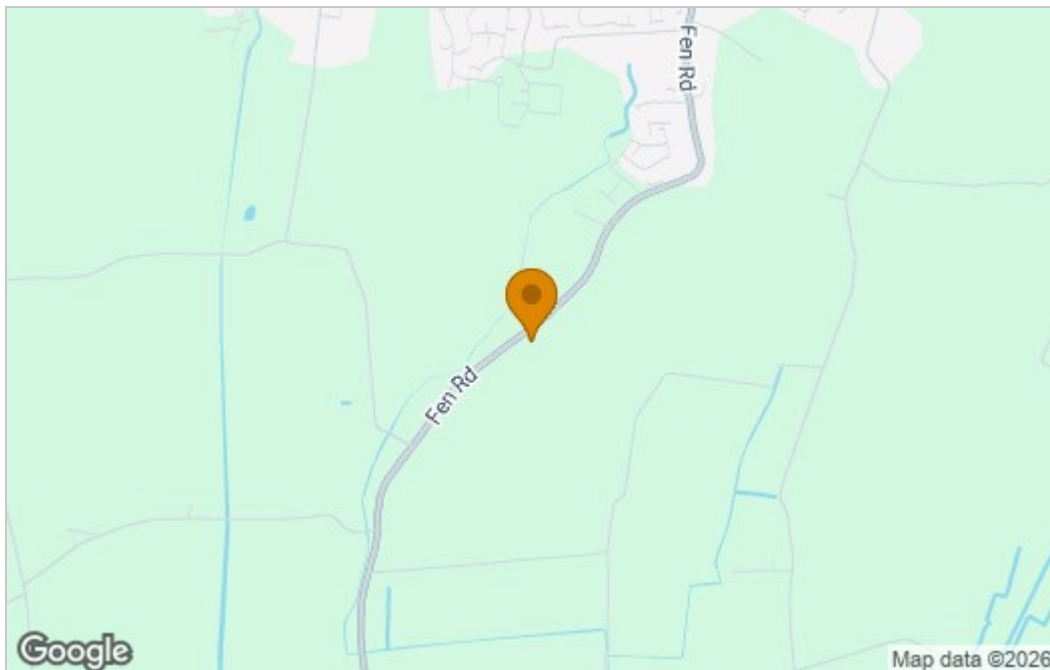
Disclaimer

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



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

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	

