ARK PROPERTY

# The Kinfauns Plot 360 The Furlongs at, Holland Park, Spalding, PE11 1ZU £199,995

THE FURLONGS
AT HOLLAND PARK

- **THE FURLONGS AT HOLLAND PARK**
- **BRAND NEW BROADGATE HOMES**
- **2 BEDROOMS**
- **SOLAR PANELS WITH BATTERY STORAGE**
- **NHBC 10 YEAR WARRANTY**
- **ASK ABOUT PART EXCHANGE OR ASSISTED PURCHASE**

The cottage style Kinfauns is a 2 bedroom home perfectly suited to those just stepping onto the housing ladder.

The front door opens into the breakfast kitchen which in turn leads through to the light and airy living room with french doors out into the private garden. The guest cloakroom completes the ground floor.

The landing flows through to the well proportioned master bedroom with a dormer window to the front aspect and to the rear a second bedroom is ideal for guests or for use as a study. The family bathroom has a bath and a separate shower cubicle.

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.

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**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.

### Kitchen/Dining Room 11'11" x 12'5" (3.65m x 3.80m )
Entrance door to front. Window to front. Separate doors into cloakroom and living room.

### Living Room 15'8" x 10'9" (4.80m x 3.30m )
French doors leading to the rear garden.

### Cloakroom 3'3" x 5'10" (1.0m x 1.80m)
Downstairs W/C, built in vanity units. Window to side aspect.

### Master Bedroom 11'11" x 12'5" (3.65m x 3.8m )
Window to front.

### Bedroom 2 11'11" x 7'2" (3.65m x 2.2m )
Window to rear aspect.

### Bathroom 7'0" x 8'8" (2.15m x 2.66)
Window to front. Bath, shower cubicle, built in vanity units.

### 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.

### Images
Please note: Some images may depict another plot and are intended for illustrative purposes only. Actual features and finishes may vary.

### 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: Off Road 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 Broadgate Homes at The Furlongs at Holland Park, Spalding, PE11 1ZU. 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.

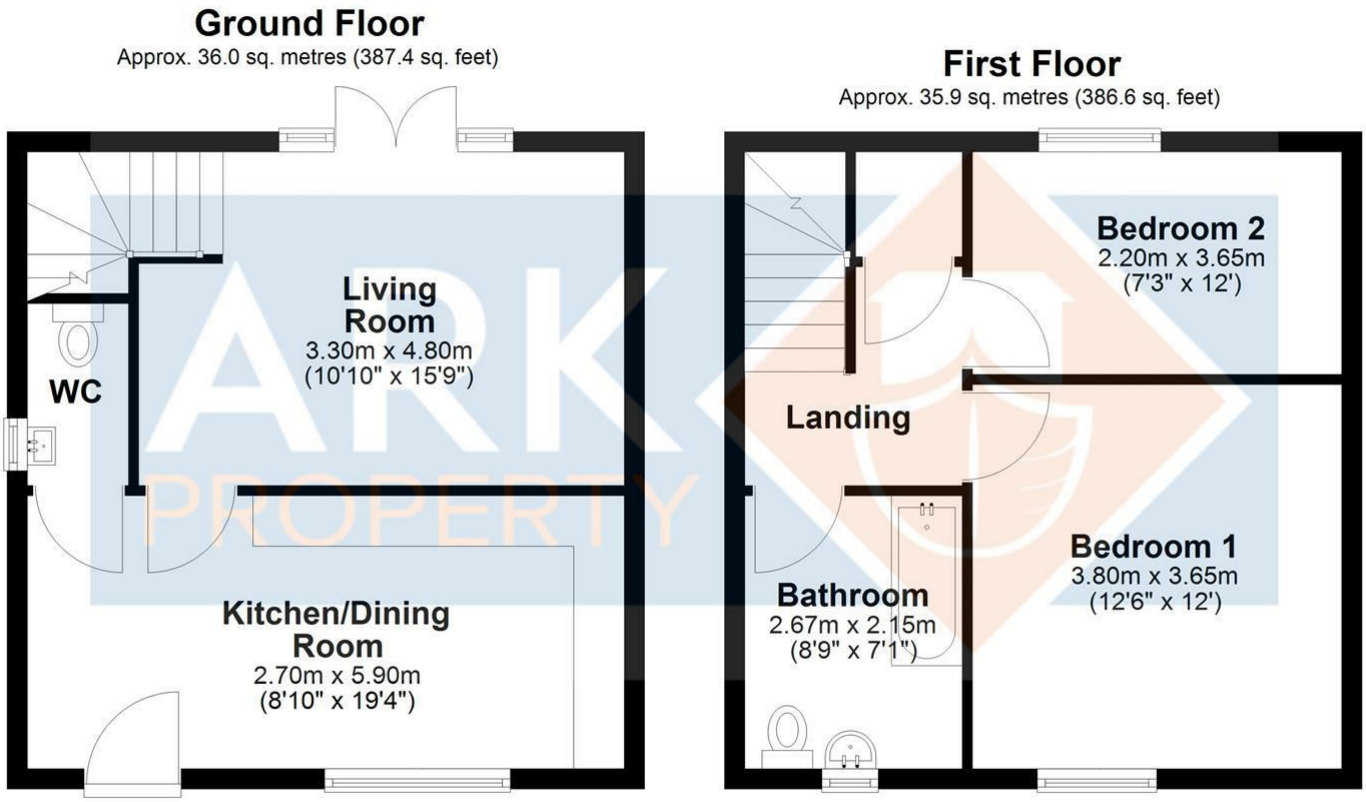
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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

## Floor Plan




Total area: approx. 71.9 sq. metres (774.0 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

BROADGATE HOMES
EST. '76
HOMES WITH HEART

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