



Phase 2 Plot 2, Holbeach, PE12 8QD

£650,000

- Built to a high specification
- Underfloor heating
- Stone build design
- Double garage with ample parking
- Modern unique design

- Small private development of 8 properties
- Over 3000 sq ft
- Large rear garden
- Real kerb appeal
- Register with Ark for all future listings

If you're searching for something a little different, this stunning contemporary home delivers on every level. One of just eight beautifully designed stone-built properties, it offers a unique modern look rarely found in the area. Large glazed features flood the interior with natural light, while the flowing layout creates a wonderful sense of space throughout. Four spacious bedrooms, a feature galleried landing, double garage, extensive parking and generous rear gardens make this an ideal executive family home that is sure to attract attention.

Entrance Hall 5'4" x 12'8" & 20'1" x 9'9"
(1.64m x 3.87m & 6.13m x 2.98m)



Composite entrance door with glazed side panels to front. Recessed ceiling. Recessed spot lights. Stairs to first floor landing. Wall mounted under floor heating controls.

Dining Room 13'1" x 15'3" (4.00m x 4.66m)



PVC double glazed windows to front and side. Skimmed ceiling. Eye level power point and TV point.

Cloakroom 5'10" x 8'11" (1.80m x 2.73m)



Skimmed ceiling. Recessed spot lights. Extractor fan. LVT flooring. Fitted close coupled toilet with push button flush. Wash hand basin with chrome mixer tap over with built in storage beneath. Tiled splash back.

Lounge 20'1" x 15'4" (6.13m x 4.69m)



PVC double glazed windows to front. Skimmed ceiling. Recessed spot lights. Eye level power point and TV point. Glazed door opening to Garden Room.

Garden Room 12'9" x 18'4" (3.91m x 5.61m)

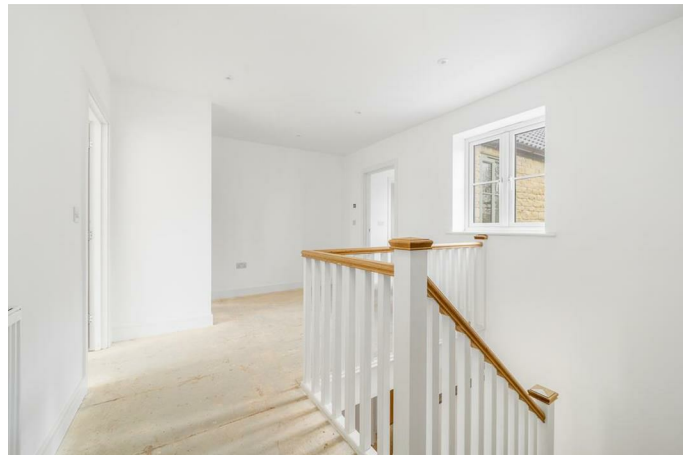
PVC double glazed windows to side and rear. Double doors opening to garden. Skimmed ceiling. Recessed spot lights. Glass lantern. Glazed double doors leading to the Kitchen.

Kitchen 16'6" x 14'0" (5.05m x 4.29m)

PVC double glazed windows to side and rear. Skimmed ceiling. Recessed spot lights. Wall mounted under floor heating thermostat. Eye level power point and TV point. Kitchen fittings to follow.

Utility 11'10" x 8'3" (3.62m x 2.54m)

PVC double glazed window and door to side. Skimmed ceiling. Recessed spot lights. Extractor fan. Wall mounted Ideal mains gas heating boiler. Wall mounted under floor heating thermostat.

Pantry 4'6" x 2'11" (1.38m x 0.90m)**First Floor Landing 11'0" x 19'11" (3.37m x 6.08m)**

PVC double glazed window rear. Skimmed ceiling. Recessed spot lights. Radiator. Loft access. Built in airing cupboard with hot water cylinder.

Bedroom 1 14'0" x 14'0" (4.27m x 4.27m)

PVC double glazed windows to side and rear. Skimmed ceiling. Recessed spot lights. Two radiators. Eye level power point and TV point.

Dressing Area 7'5" x 8'9" (2.27m x 2.67m)

PVC double glazed window to side. Skimmed ceiling. Recessed spot lights.

En-suite 3'10" x 10'0" (1.18m x 3.05m)

PVC double glazed window to side. Skimmed ceiling. Recessed spot lights. Extractor fan. LVT flooring. Wall mounted chrome heated towel rail. Tiled walk in shower enclosure with glass sliding door and thermostatic bar shower over. Close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap and tiled splash back set in vanity unit with built in storage.

Bedroom 2 14'5" x 12'8" (4.41m x 3.88m)

PVC double glazed picture window to front. Skimmed ceiling. Recessed spot lights. Eye level power point and TV point.

En-suite 8'8" x 3'6" (2.65m x 1.08m)

PVC double glazed window front. Skimmed ceiling. Recessed spot lights. Extractor fan. LVT flooring. Wall mounted chrome heated towel rail. Tiled walk in shower enclosure with glass sliding door. Close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap and tiled splash back set in vanity unit with built in storage.

En-suite 3'6" x 9'11" (1.08m x 3.04m)

PVC double glazed window side. Skimmed ceiling. Recessed spot lights. Extractor fan. LVT flooring. Wall mounted chrome heated towel rail. Tiled walk in shower enclosure with glass sliding door. Close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap and tiled splash back set in vanity unit with built in storage.

Bedroom 3 11'6" x 13'11" (3.51m x 4.26m)

PVC double glazed windows front. Skimmed ceiling. Recessed spot lights. Radiator. Eye level power point and TV point.

Bedroom 4 13'0" x 10'0" (3.97m x 3.07m)

PVC double glazed window front. Skimmed ceiling. Recessed spot lights. Radiator. Eye level power point and TV point.

Bathroom 6'7" x 10'8" (2.02m x 3.27m)

PVC double glazed window rear. Skimmed ceiling. Recessed spot lights. Extractor fan. LVT flooring. Wall mounted chrome heated towel rail. Free standing bath with chrome mixer tap over. Tiled walk in shower enclosure with glass screen and sliding door and thermostatic bar shower. Close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap and tiled splash back set in vanity unit with built in storage.

Outside

There is a driveway to the side of the property providing off road parking leading to double garage with twin up and over doors, power and light connected. Side gated access leading to the rear garden.

The rear garden is enclosed by timber fencing with a generous sand stone patio area. There is outside lighting.

Double Garage**Property Postcode**

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

About Holbeach

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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.

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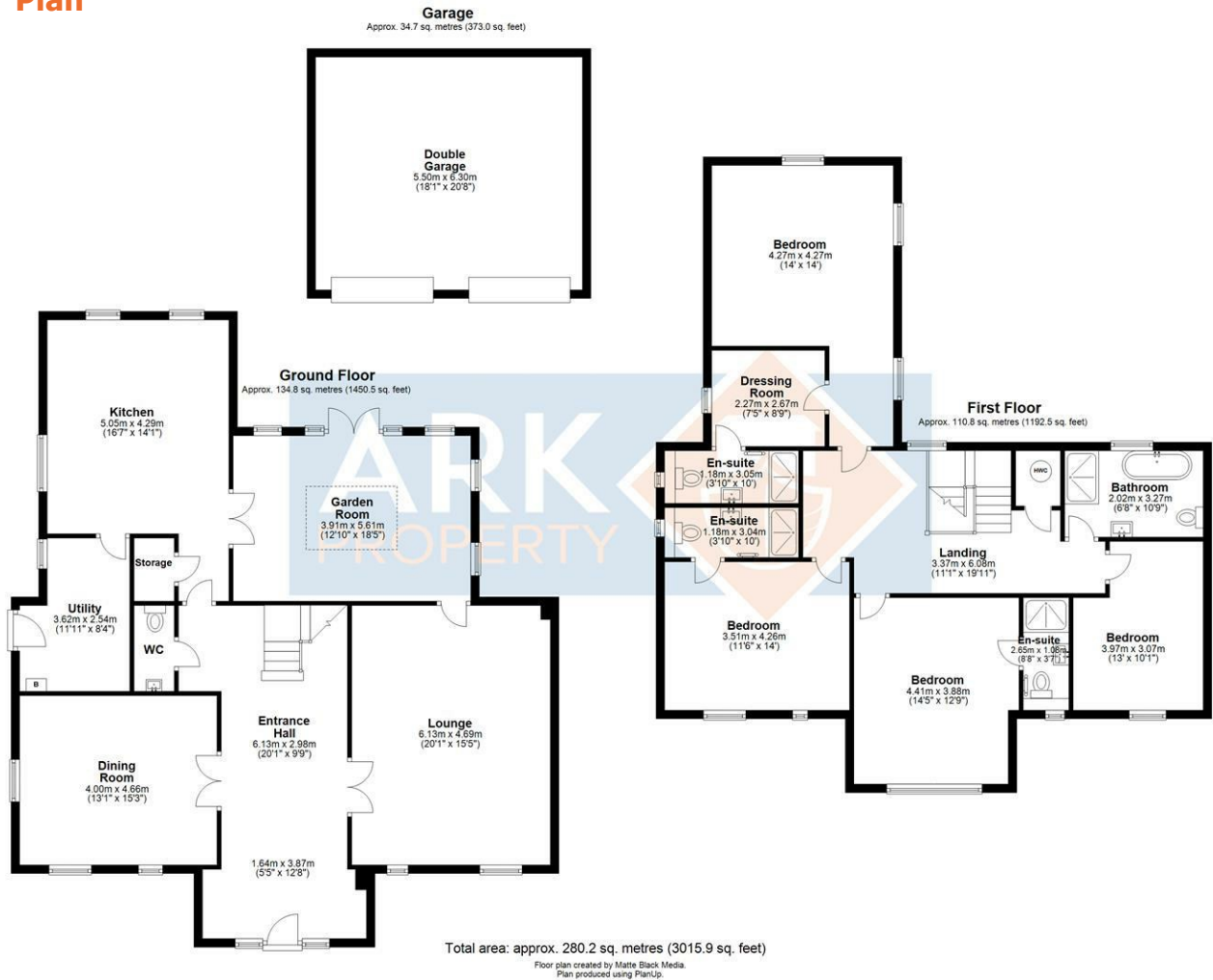
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

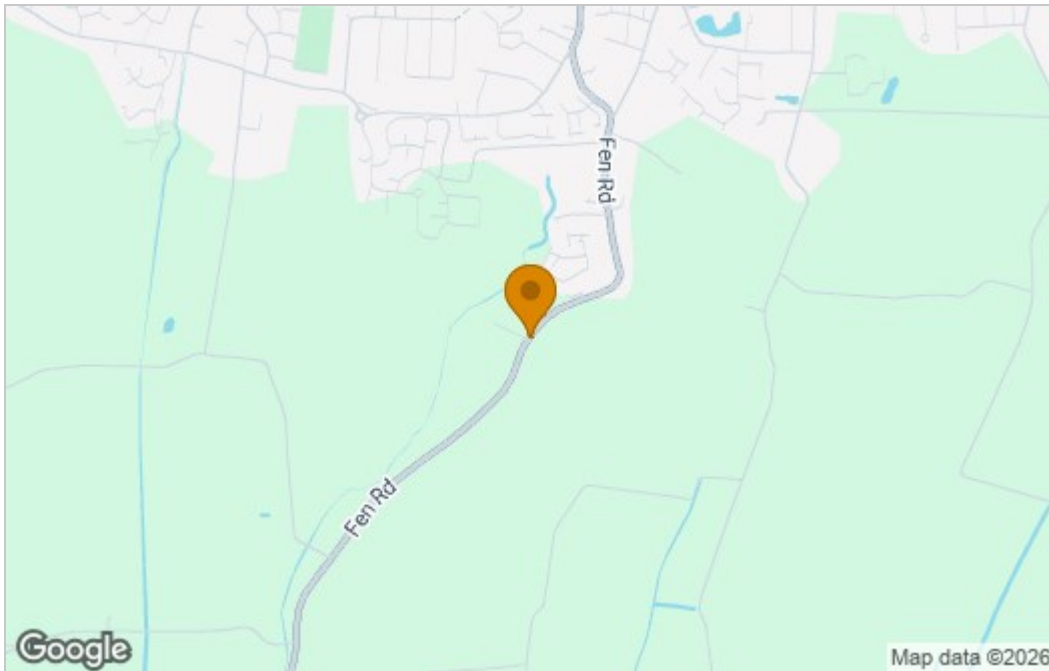
Disclaimer

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



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	

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