



Plot 89 Gleneagles Drive, Woodhall Spa, LN10 6PL £160,996

Gleneagles DRIVE

- GLENEAGLES DRIVE, WOODHALL SPA
- BRAND NEW BROADGATE HOMES
- 2 BEDROOMS
- AIR SOURCE HEAT PUMP
- NHBC 10 YEAR WARRANTY
- AVAILABLE UNDER THE FIRST HOME SCHEME

The entrance door opens into the breakfast kitchen and guest cloakroom, which in turn leads through to the bright and airy living room with French doors overlooking the enclosed rear garden.

The first floor landing has a generously sized master bedroom with fitted storage cupboard maximises both comfort and functionality. The second bedroom provides flexible space being ideal for a guest room or home office, while the stylish family bathroom features modern vanity units along with a separate bath and shower cubicle.

Designed with sustainability and practicality in mind, this home includes energy-efficient air source heating.



Gleneagles Drive in Woodhall Spa brings together a carefully chosen mix of 2, 3 and 4-bedroom new build homes. Designed with modern living in mind, these homes offer stylish open spaces, practical layouts, and the comfort of a welcoming neighbourhood. With great transport links and local amenities nearby, Gleneagles Drive is ideal for those starting out, families ready to grow, or buyers seeking a fresh start in Lincolnshire.

Set within Gleneagles Drive in Woodhall Spa, The Elcho is surrounded by tree-lined streets, green spaces, and a friendly village atmosphere. With shops, schools, and scenic walks nearby, it's the perfect balance of modern comfort and countryside calm.

Kitchen/Dining Room 15'10" x 11'1" (4.85m x 3.39m)

Entrance door to front. Window to front. Door to living room. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Integrated appliances.

Cloakroom 3'3" x 5'10" (1.0m x 1.80m)

Downstairs W/C, built in vanity units.

Living Room 12'3" x 12'9" (3.75m x 3.90m)

French doors leading to the rear garden. Stairs leading to first floor landing. Built in storage cupboard.

First Floor Landing

Doors to bedrooms and bathroom.

Master Bedroom 12'3" x 12'9" (3.75m x 3.90m)

Window to rear. Built in double door wardrobe.

Bedroom 2 8'6" x 11'1" (2.60m x 3.39m)

Window to front.

Bathroom 7'0" x 8'8" (2.15m x 2.66m)

Window to front. Bath. Shower cubicle. Toilet. Wash hand basin. Built in vanity units.

Outside

The front of the property has a pathway leading to the front door. The rear garden is enclosed by timber fencing.

Property Postcode

For location purposes the postcode of this property is: LN10 6PL

About the First Homes Scheme

First Homes is a new scheme designed to help local first time buyers and key workers onto the property ladder, by offering homes at a discount of 30% compared to market price. The discounts will apply to the homes forever, meaning that generations of new buyers and the local community will continue to benefit every time the property is sold.

Eligibility Criteria

1. Purchasers of First Homes must be first time buyers and must have a household income not exceeding £80,000 and £90,000 in London (or lower if set by the local authority).
2. Post discount price caps on first sale of the property of £250,000 across England and £420,000 in London (or lower if set by the local authority).
3. A First Home should be the buyers only home and a purchaser will need to use a mortgage or home purchase plan for at least 50% of the purchase price of the home.
4. Local connections and/or key worker status is as determined by the relevant Local Authority.

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 £180 per year.

Property construction: Brick built

Electricity supply: TBC

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Air Source Heat Pump

Heating features: No

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.

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Viewing Arrangements

Viewing is by appointment with Broadgate Homes at Gleneagles Drive, Woodhall Spa. 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.

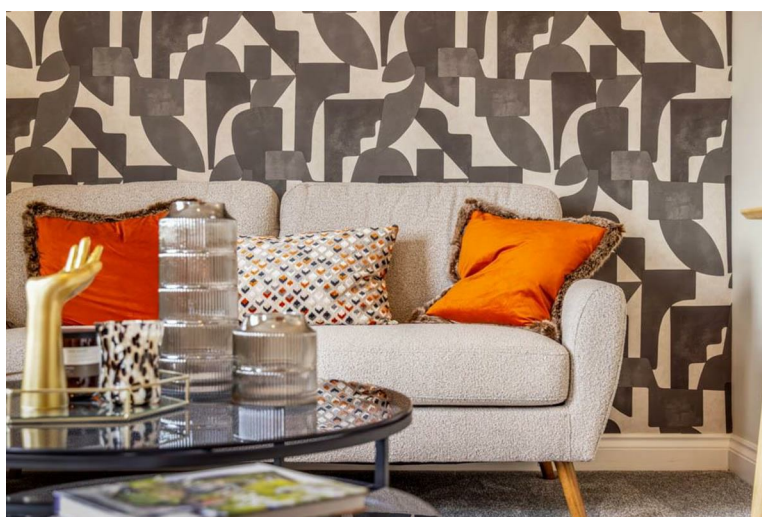
Referral & Fee Disclosure

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



HOMES WITH HEART

6 New Road, Spalding, Lincolnshire, PE11 1DQ Tel: 01775 766888 Email: info@arkpropertycentre.co.uk www.arkpropertycentre.co.uk

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