ARK PROPERTY

Plot 25 Gleneagles Drive, Woodhall Spa, LN10 6PL £318,995

Gleneagles DRIVE

- **GENEAGLES DRIVE, WOODHALL SPA**
- **BRAND NEW BROADGATE HOMES**
- **THREE BEDROOMS**
- **AIR SOURCE HEAT PUMP**
- **NHBC 10 YEAR WARRANTY**

Modern and thoughtfully designed, The Errol offers well-balanced living spaces across three floors, giving you the flexibility to create a home that truly fits your lifestyle.

The entrance hallway opens into the spacious dining kitchen and guest cloakroom before leading to the light and airy sitting room having French doors out into the rear garden.

On the first floor a well proportioned bedroom with generous fitted wardrobes is ideal for guests, there's also the family bathroom with separate shower and bath and a further bedroom which could also be used as a study or nursery.

The large master bedroom with en-suite shower room and fitted wardrobes enjoys appealing seclusion on the top floor.

Energy-efficient air source heating, a single garage, and an electric vehicle charging point ensure this home is as practical as it is comfortable. The Errol combines smart design with modern convenience.

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6 New Road, Spalding, Lincolnshire PE11 1DQ

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.

Located within Gleneagles Drive in Woodhall Spa, The Errol offers contemporary living in a village setting – surrounded by leafy walks, local shops, and a welcoming community.

Entrance Hall
Door to front. Stairs to first floor landing. Door to kitchen.

Kitchen/Dining Room 12'0" x 14'5" (3.66m x 4.40m)
Window to front and side. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Integrated appliances. Door to cloakroom.

Cloakroom 3'3" x 5'10" (1.00m x 1.80m)
Toilet. Wash hand basin. Tiled splash back.

Living Room 11'2" x 15'7" (3.40m x 4.75m)
French doors leading to garden.

First Floor Landing
Window to front. Doors to bedrooms and bathroom.

Bedroom 2 13'1" x 8'10" (exc w'robe) (4.00m x 2.70m (exc w'robe))
Two windows to rear. Radiator. Built in double door wardrobe. Built in airing cupboard housing hot water tank.

Bedroom 3 8'8" x 8'10" (2.66m x 2.70m)
Window to front. Radiator.

Bathroom 8'8" x 7'0" (2.66m x 2.15m)
Window to side. Panelled bath. Shower cubicle. Toilet and wash hand basin set in vanity unit.

Second Floor Landing
Door to bedroom.

Bedroom 1 12'0" x 13'8" (exc w'robe) (3.66m x 4.17m (exc w'robe))
Window to front. Radiator. Two double door built in wardrobes. Door to en-suite.

En-suite 7'3" x 8'0" (2.22m x 2.45m)
Shower cubicle. Toilet. Wash hand basin. Built in vanity unit.

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

Garage
Vehicular door to front. Power and light connected.

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

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
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.

Parking: Single 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 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 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

BROADGATE HOMES
EST. '76
HOMES WITH HEART

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