



The London, Plot 338 The Furlongs at, Holland Park, Spalding, PE11 1ZU £509,995



THE FURLONGS

AT HOLLAND PARK

- THE FURLONGS AT HOLLAND PARK
- BRAND NEW BROADGATE HOME
- FIVE BEDROOMS
- SOLAR PANELS WITH BATTERY STORAGE
- AIR CONDITIONING AS STANDARD
- NHBC 10 YEAR WARRANTY
- ASK ABOUT PART EXCHANGE OR ASSISTED PURCHASE

The London is a truly versatile home, carefully designed for families who value space, comfort, and connection.

Step through the entrance hall to find a welcoming family room at the front of the home – perfect for entertaining or relaxing. The heart of the house is the bright kitchen-dining area, offering space to cook, dine, and gather, with French doors opening onto the rear garden to create a seamless indoor-outdoor flow. Adjacent to the dining space is a practical utility room, while a generous sitting room overlooks the garden. A dedicated home office and a convenient under-stair storage cupboard complete the well-planned ground floor.

Upstairs, the first floor offers a peaceful retreat with a spacious master bedroom, featuring built-in wardrobes and a private en-suite. Two further bedrooms share a stylish family bathroom. The second floor adds even more flexibility with two additional bedrooms, a shower room, and built-in storage – ideal for older children, guests, or multi-generational living. Outside, The London includes a large driveway, double garage, solar panels with battery storage, air conditioning and an electric vehicle charging point – combining elegance with energy-efficient design.



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.

Located within The Furlongs at Holland Park in Spalding, The London offers executive family living in a welcoming, well-connected community surrounded by open green spaces, excellent schools, and local amenities.

Entrance Hall

Door to front. Stairs to first floor landing. Under stairs storage cupboard. Doors to home office, living room, family room, kitchen and cloakroom.

Home Office 10'0" x 8'2" (3.05m x 2.51m)

Window to front. Radiator.

Living Room 16'6" x 11'7" (5.03m x 3.55m)

French doors with glazed side panels leading to rear garden. Radiator.

Family Room 13'11" x 11'7" (4.25m x 3.55m)

Bay window to front. Window to side. Radiator.

Kitchen 12'6" x 11'7" (3.83m x 3.55m)

Window to side. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Integrated appliances. Opening to dining room. Door to laundry room.

Dining Room 11'4" x 11'7" (3.46m x 3.55m)

French doors with glazed side panels leading to rear garden. Windows to side.

Utility Room 6'3" x 6'8" (1.93m x 2.05m)

Door to rear. Space and plumbing for washing machine and tumble dryer. Gas central heating boiler.

Cloakroom 5'10" x 3'3" (1.80m x 1.00m)

Toilet. Wash hand basin. Tiled splash back.

First Floor Landing

Window to front. Built in storage cupboard. Doors to bedrooms and bathroom.

Bedroom 1 14'2" x 11'7" (4.33m x 3.55m)

Window to rear. Radiator. Two double door built in wardrobes. Door to en-suite.

En-suite 6'3" x 6'9" (1.93m x 2.06m)

Window to rear. Shower cubicle. Toilet. Wash hand basin.

Bedroom 2 13'11" x 11'7" (4.25m x 3.55m)

Windows to front. Radiator.

Bedroom 5 10'0" x 11'7" (3.05m x 3.55m)

Windows to front. Radiator.

Bathroom 12'6" x 11'7" (3.83m x 3.55m)

Window to rear. Oval bath. Shower cubicle. Toilet and wash hand basin set in vanity unit. Built in storage cupboard.

Second Floor Landing

Doors to bedrooms and shower room. Built in storage cupboard housing hot water cylinder.

Bedroom 3 17'1" x 11'7" (5.23m x 3.55m)

Window to side. Radiator.

Bedroom 4 17'1" x 9'0" (5.23m x 2.75m)

Window to side. Radiator. Built in cupboard.

Bathroom 6'1" x 5'11" (1.86m x 1.82m)

Shower cubicle. Toilet. Wash hand basin.

Outside

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

Double Garage

Vehicular door to front. Power and light connected.

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: 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 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.

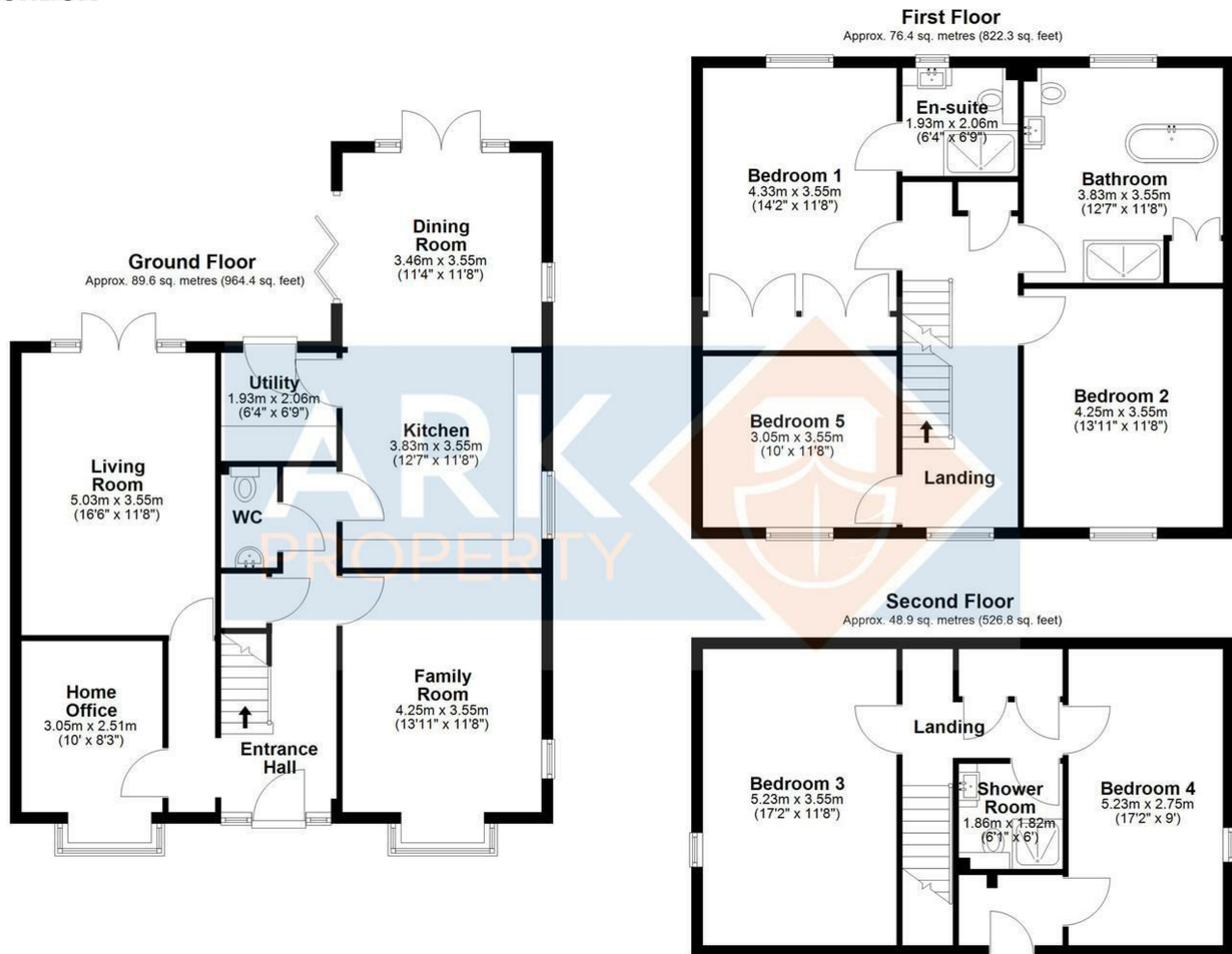
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

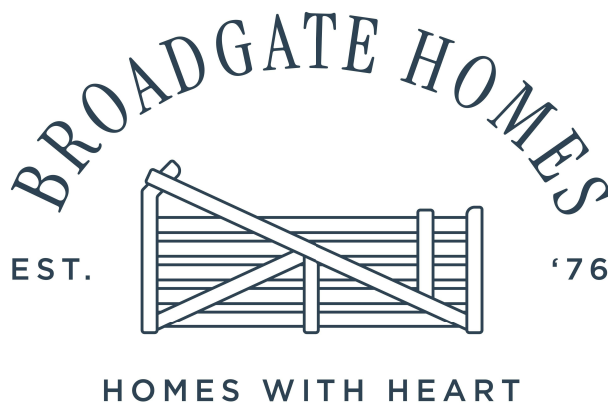
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Floor Plan

THE LONDON



Total area: approx. 214.9 sq. metres (2313.4 sq. feet)



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