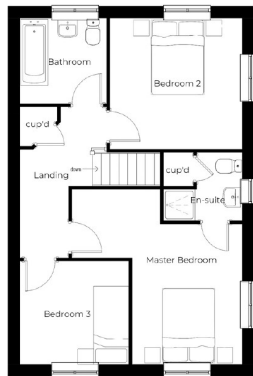
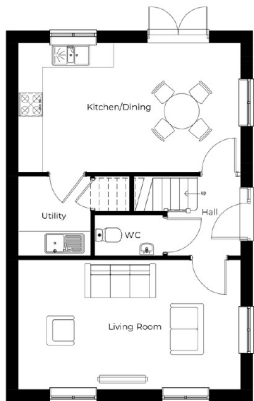




**The Woburn Putters Place, Damgate, Holbeach PE12 7AX**

**£280,000**



**GROUND FLOOR**  
 Living Room - 5.68m x 3.3m  
 WC - 1.71m x 1.06m  
 Kitchen/Dining - 5.68m x 3.3m  
 Utility - 2.03m x 1.89m  
**FIRST FLOOR**  
 Master Bedroom - 4.48m\* x 3.88m\*  
 En-Suite - 2.03m\* x 1.77m\*  
 Bedroom 2 - 3.37m x 3.34m  
 Bedroom 3 - 2.78m x 2.63m  
 Bathroom - 2.23m x 2.17m

\* = maximum measurement



\*\*\* THE WOBURN \*\*\* Putters Place features 49 beautifully designed homes, ranging from two to five bedroom properties, offering a diverse selection to suit various needs and lifestyles. Phase 1 of the residential development at Damgate, Holbeach, will combine modern architectural styles with spacious, comfortable interiors, and high-quality finishes. Designed for energy efficiency and sustainability, each home also includes ample outdoor space, perfect for families and individuals alike. Located in a peaceful, semi-rural setting, the development is close to local amenities, schools, and transport links, providing a perfect blend of tranquil living with convenient access to essential services.



## PUTTERS PLACE, HOLBEACH

Nestled in the charming South Lincolnshire town of Holbeach, Putters Place is a beautiful, considerably designed development offering a range of 2, 3, 4, and 5-bedroom homes. The land lent itself as a golf course to the Manor House for a number of years and is how its name was coined.

Nursery, primary and secondary schools, independent and national shops, a doctor's office, pubs and restaurants are just a few of the town's many first-rate amenities. The Holbeach region, which is surrounded by rural areas and tiny welcoming villages, is renowned for its vibrant communities and prosperous flower and bulb industries.

Conveniently located near the A16 and A17, Holbeach provides useful access to Peterborough (23 miles away) and Kings Lynn (20 miles away) if commuting is a consideration, both offering direct routes to London via train. If you venture to one of the neighbouring towns, Spalding lies just 8 miles away and is easily accessible via the regular public transport links. The town offers Springfields Shopping Outlet, featuring many big-name outlet stores and beautifully scenic gardens accompanied by a selection of coffee shops and restaurants to enjoy.

Every home in our development includes an extensive range of thoughtful features as standard, such as front and rear garden turf, electric car charging points, outdoor taps and lights, water recovery systems for main showers, and photovoltaic (PV) panels. With every property, buyers are offered a selection of choices for their kitchen (which comes with fully integrated A-rated appliances) and a full flooring package, which ensures all our new homes are move-in ready at completion. So, if you're looking for your new home in a semi-rural, vibrant community, this could be ideal for you.

## DOOR TO:

## ENTRANCE HALL

Window to the front. Stairs to first floor accommodation.

## CLOAKROOM

To be fitted with a two piece suite comprising wash hand basin and WC.

## LOUNGE

18' 8" x 10' 10" (5.68m x 3.30m) (approx) Two windows to the side, one to the front.

## KITCHEN / DINER

18' 8" x 10' 10" (5.68m x 3.30m) (approx) Window to the front and side. French doors to the side.

## LANDING

Airing cupboard.

## BEDROOM ONE

14' 8" max x 12' 9" max (4.48m x 3.88m) (approx) Window to the front and side.

## EN SUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Storage cupboard. Window to the front.

## BEDROOM TWO

11' 1" x 10' 11" (3.37m x 3.34m) (approx) Window to the front and side.

## BEDROOM THREE

9' 1" x 8' 8" (2.78m x 2.63m) (approx) Window to the side.

## BATHROOM

To be fitted with a three piece suite comprising bath, wash hand basin and WC. Window to the side.

## FLOORPLAN

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

## AGENT NOTE

Please note that this property is currently under construction and descriptions are applicable to the finished property. The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only. As with most new build developments we are informed there will be an annual charge of circa £200 per annum

