



## The Holkham Putters Place, Holbeach PE12 7AX

£399,995



\*\*\* THE HOLKHAM \*\*\* 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.

### ENTRANCE HALL

Window to front. Stairs to first floor accommodation.

### CLOAKROOM

1.75m x 1.06m (5' 9" x 3' 6") (approx) To be fitted with a two piece suite comprising wash hand basin and WC. Window to front.

### LOUNGE

5.9m x 3.78m (19' 4" x 12' 5") (approx) Window to front. Bi fold doors to the rear.

### DINING ROOM

4.83m x 2.94m (15' 10" x 9' 8") (approx) Window to front.

### KITCHEN / BREAKFAST ROOM

5.4m x 2.84m (17' 9" x 9' 4") (approx) Window and French doors to the rear. Door to utility room.

### UTILITY ROOM

2.84m x 1.72m (9' 4" x 5' 8") (approx) Door into garden.

### LANDING

Window to rear. Doors to:

### BEDROOM ONE

5.91m x 3.78m (19' 5" x 12' 5") (approx) Window to front.

### ENSUITE

2.18m x 2.06m (7' 2" x 6' 9") (approx) To be fitted with a three piece comprising corner shower cubicle, wash hand basin and WC. Window to rear.

### BEDROOM TWO

3.52m x 2.84m (11' 7" x 9' 4") (approx) Window to front.

### BEDROOM THREE

2.84m x 2.68m (9' 4" x 8' 10") (approx) Window to the front. Built in cupboard.

### BEDROOM FOUR

2.99m x 3m (9' 10" x 9' 10") (approx) Window to the rear.

### BATHROOM

2.10m x 1.9m (6' 11" x 6' 3") (approx) To be fitted with a three piece suite comprising bath, wash hand basin and WC. Window to the rear.

### 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. As with most new build developments we are informed there will be an annual charge of circa £200 per annum

