



## Plot 7 Carmine Close, Fleet Hargate, PE12 8LJ

**£220,000**

- Plot 7
- Brand New Residential Development
- Three Bedroom Semi-Detached House
- Private En-Suite and Family Bathroom
- Contemporary Kitchen

- Incentives Included
- Quaint Village Location
- Off Road Parking
- LABC Warranty

Plot 7 - Contemporary living in the village of Fleet Hargate, a stunning new build that combines modern living with the charm of village life. This three bedroom semi-detached house offering a perfect blend of comfort, style, and sustainability. Embracing green technology this home features photovoltaic panels on the roof, providing solar power to enhance energy efficiency and reduce environmental impact.

Choose from a variety of kitchens, tiles, and flooring options all complimentary to ensure your home reflects your unique taste and style throughout.

This newly built property integrates an entrance hallway, kitchen, living room, cloakroom, three bedrooms, and a well-appointed ensuite and bathroom. Enclosed rear garden.

### Entrance Hallway

Entrance door to front aspect. Stairs to first floor landing.

### Cloakroom 3'1" x 5'7" (0.95 x 1.71)

### Kitchen 8'2" x 13'1" (2.50 x 3.99)

Upvc window to front aspect.

### Living Room 13'0" x 15'6" (3.97 x 4.74)



Upvc window to rear aspect. Double doors opening to rear garden.

### First Floor Landing



Upvc window to rear elevation.

### Bedroom One 11'10" x 10'0" (3.62 x 3.05)



Upvc window to front elevation.

### En-Suite 5'7" x 3'11" (1.71 x 1.20)

Upvc window to front elevation.

### Bedroom Two 9'1" x 8'0" (2.78 x 2.46)

Upvc window to rear elevation.

### Bedroom Three 9'1" x 6'7" (2.78 x 2.03)

Upvc window to rear elevation.

### Bathroom 5'8" x 6'10" (1.75 x 2.09)

Upvc window to side elevation.

### Exterior

Enclosed rear garden.

### **Incentives Included**

Turf to rear garden  
Kitchen choices

### **Property Postcode**

For location purposes the postcode of this property is: PE12 8LP

The development is situated off, Old Main Road, Fleet Hargate

The official plot address is, Carmine Way, Fleet, Spalding, Lincolnshire, PE12 8LP

### **Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: TBC

COUNCIL TAX BAND: TBC

DRAINAGE: Mains

HEATING: Gas central heating

#### **PLEASE NOTE:**

All photos are property of Ark Property Centre and can not be used without their explicit permission. Photos are of a previous plot.

### **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.

### **Viewing Arrangements**

Viewing is by appointment with Ark Property Centre

only. We suggest you call our office for full information about this property before arranging a viewing.

### **Offer Procedure**

Please note: before an offer is agreed on a property 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**

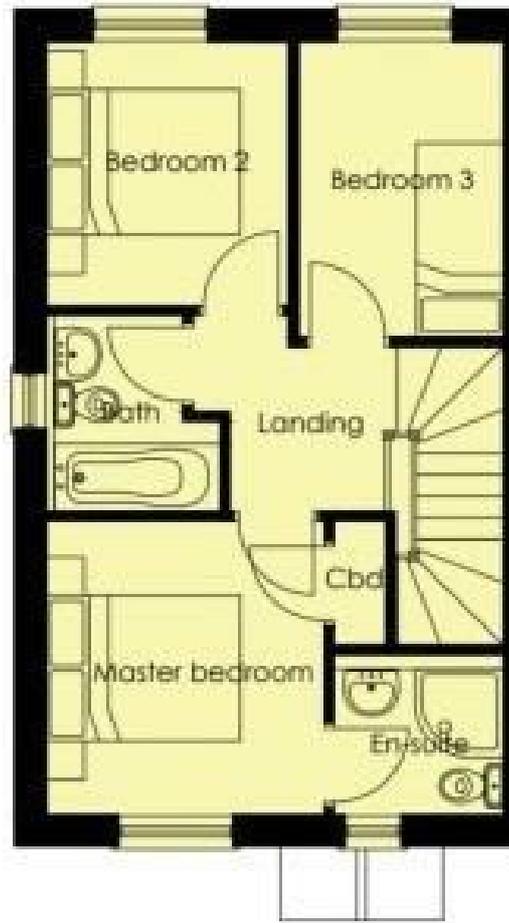
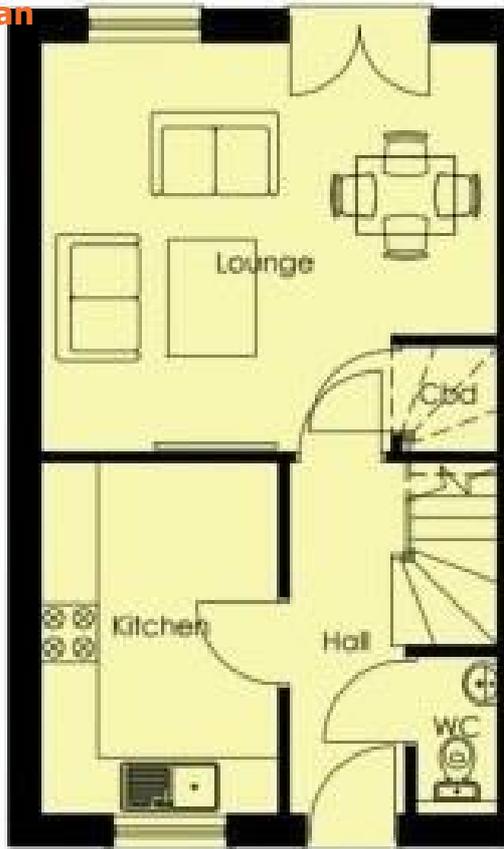
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

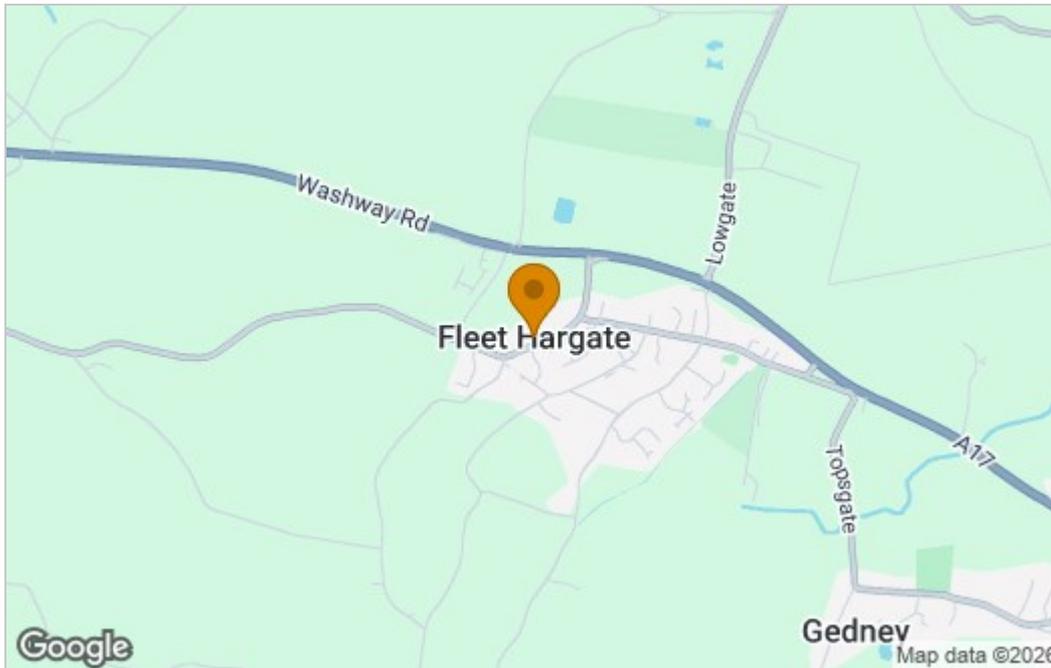
Floor Plan



Ground Floor Plan

First Floor Plan

Area Map



Energy Efficiency Graph

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