



## Home 15 The Kingfisher Cherry Trees, Boston Road, PE11 4NU £249,995



### CHERRY TREES GOSBERTON

- NEW BUILD
- SEMI DETACHED
- THREE BEDROOMS
- ENSUITE
- SINGLE GARAGE
- 10 YEAR WARRANTY

Welcome to Cherry Trees - A exclusive development by Emerald Homes, offering an exclusive collection of high-specification properties in the village of Gosberton, located in the heart of South Holland.

Specifically designed and built to create a rural cul-de-sac, these homes provide the perfect blend of modern luxury and village charm. Ideally positioned just 6 miles north of Spalding, the development benefits from excellent transport links via the A152 and B1397. Nearby amenities include the local primary school, medical centre and other village conveniences, enhancing its appeal. This select development combines a peaceful rural atmosphere with convenient access to surrounding towns, making it an ideal choice for those seeking a high-quality lifestyle in a beautiful setting. Each home is thoughtfully designed to the highest standards, offering an exceptional place to call home.



### The Kingfisher

Home 15, The Kingfisher comprises of entrance hallway, lounge, kitchen-diner and cloakroom. The first floor offers the principle bedroom with en-suite, two further bedrooms and family bathroom. With detached single garage and fully enclosed rear gardens.

**Entrance Hall 5'4" x 17'11" (1.64m x 5.47m)**

**Cloakroom 3'1" x 5'10" (0.95m x 1.80m)**

**Lounge 17'11" x 11'1" (5.47m x 3.40m)**

**Kitchen/Diner 17'11" x 11'1" (5.47m x 3.40m)**

**Landing 10'0" x 7'0" (3.07m x 2.14m)**

**Bedroom 1 10'7" x 11'2" (3.24m x 3.42m)**

**En-suite 4'11" x 5'2" (1.51m x 1.59m)**

**Bedroom 2 11'1" x 10'7" (3.39m x 3.24m)**

**Bedroom 3 7'6" x 7'0" (2.29m x 2.14m)**

**Bathroom 7'10" x 6'7" (2.41m x 2.02m)**

**Driveway and Single Garage**

### Property Postcode

For location purposes the postcode of this property is: PE11 4NU

### 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.

### Cherry Trees Management Company

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. Annual charge £395 per annum.

### Cherry Trees Reservation Procedure

There is a £1000 Reservation fee which goes towards the final purchase.

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.

### Verified Material Information

Tenure: Freehold

Council tax band: TBC

Annual charge: Management Company £395 pa

Property construction: Brick Built  
Electricity supply: Mains  
Solar Panels: Yes  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Mains  
Heating: Gas central heating  
Heating features: No  
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
Mobile coverage: As stated by Ofcom, Indoor - EE & 3 - Good outdoor, variable in home, O2 & Vodafone Good outdoor

Parking: Driveway and single garage  
Building safety issues: No  
Restrictions: No  
Public right of way: No  
Flood risk: Surface water - low. Rivers and the sea - medium.  
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: No  
Accessibility and adaptations: No  
Coalfield or mining area: No  
Energy Performance rating: TBC

**Disclaimer**

\*\*\* Please note any internal photos are for reference only and of a similar home style. The external garden has also been edited to show a lawn area. The home comes with lawn to the front garden and is seeded to the rear garden \*\*\* 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.

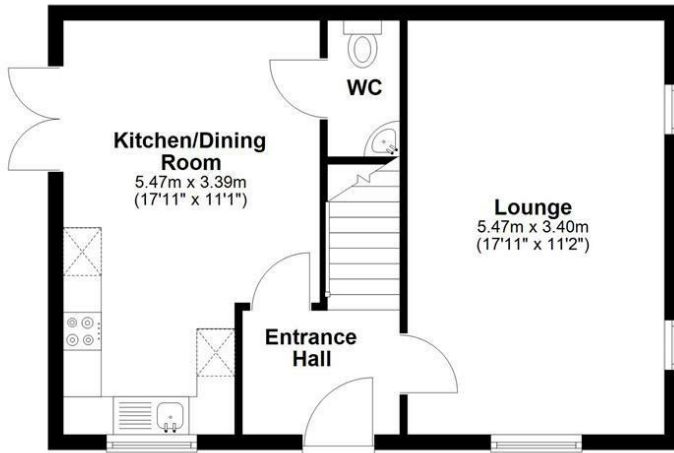


## Floor Plan

### The Kingfisher

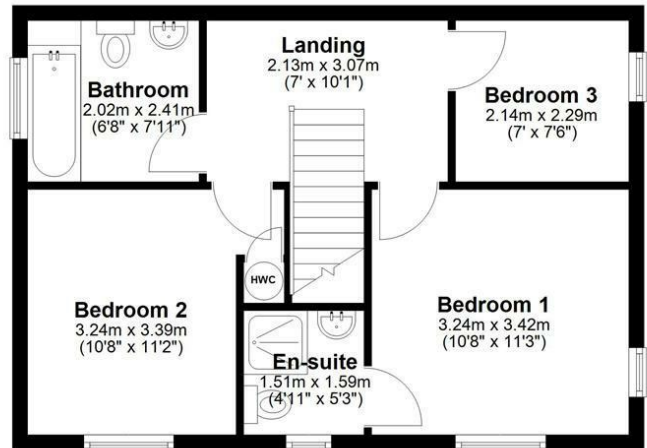
#### Ground Floor

Approx. 43.4 sq. metres (467.7 sq. feet)



#### First Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



**Total area: 934 sq ft**



Emerald Homes are a local developer established in 2019, providing the housing market with market leading **new build developments** in the east of England.

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