



# FLEET ROAD

Holbeach, Spalding  
Lincolnshire, PE12

2 & 3 Bedroom New Homes







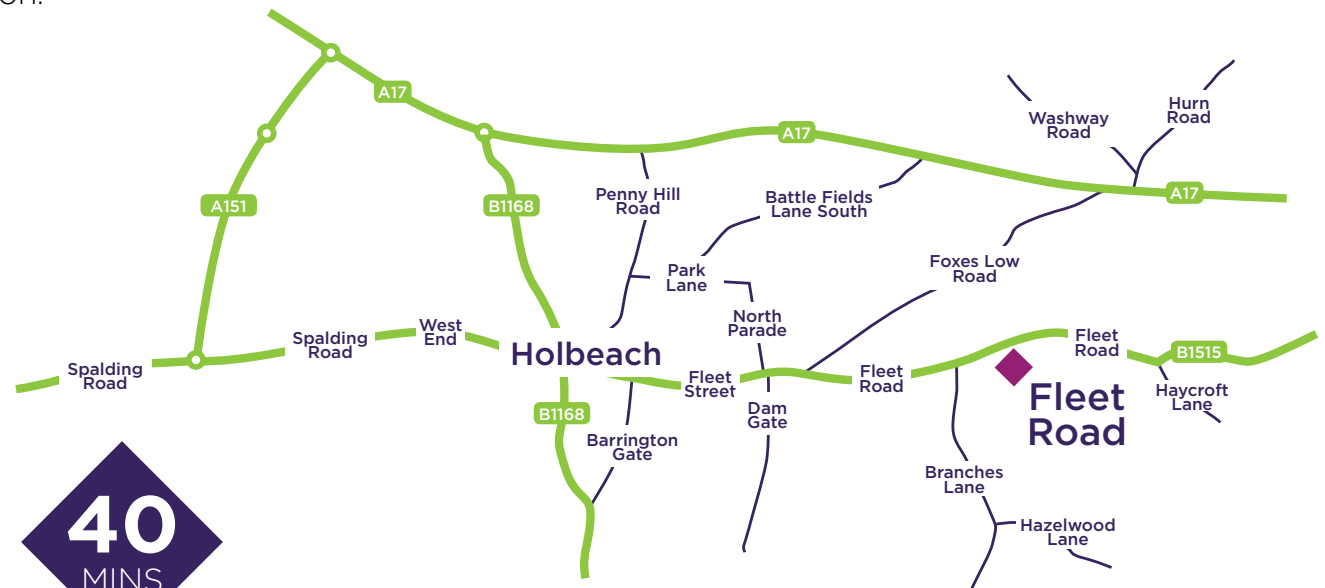
# FLEET ROAD IS SITUATED NEXT TO THE HISTORIC MARKET TOWN OF HOLBEACH.

Holbeach is a pretty market town, which has many amenities for locals and visitors.

Fleet Road is positioned just outside Holbeach where you can find a wide selection of restaurants, pubs and take away's. Holbeach is located just 8 miles from Spalding which offers more supermarkets and great transport links via bus and train.

If you need to commute to work by car the A151 and A17 junction is situated nearby.

Fleet Road, is an ideal location if you are thinking of starting a family with various schools to choose from for all ages or an ideal base to explore the region.



Holbeach



King's Lynn



Boston



Peterborough

**Please note:** Car journey times shown are a average based on normal driving conditions.







# FLEET ROAD SITE PLAN



**The Hurn**  
3 Bed Semi-Detached House  
1, 2, 20, 21, 22, 23, 24, 25



**The Marsh**  
3 Bed Semi-Detached House  
4



**The Lyme**  
3 Bed Semi-Detached House  
3



**The Spalding**  
2 Bed Semi-Detached House  
5, 6, 18, 19 Rent to buy scheme



Properties not for sale through  
Platform Home Ownership



Please note: The site plan can change as the build progresses.



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## » THE HURN

3 Bedroom  
Semi-Detached home

The Hurn is a stylish three bedroom semi-detached home comprising of a well appointed modern kitchen/dining layout with access to the turfed rear garden and spacious living area. to the front of the property

Upstairs you will find three bedrooms, and the family bathroom fitted with a white suite and shower over the bath.

### SPECIFICATIONS

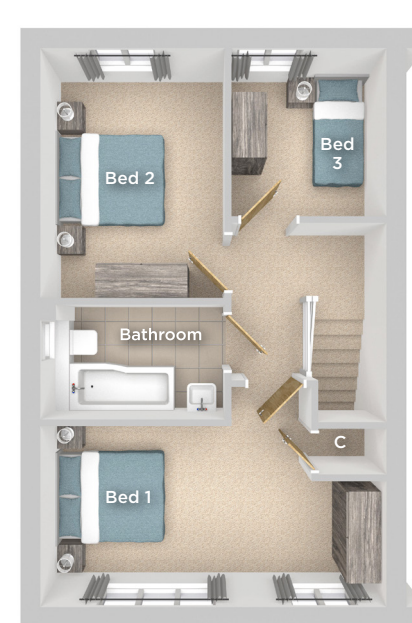
- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining  
5.20m x 3.88m    17'1" x 12'9"

Living  
4.42m x 4.03m    14'6" x 13'3"



### FIRST FLOOR

Bedroom 1  
5.20m x 2.73m    17'1" x 8'11"

Bedroom 2  
3.74m x 2.76m    12'3" x 9'1"

Bedroom 3  
2.53m x 2.35m    8'3" x 7'9"

Bathroom  
2.76m x 1.75m    9'1" x 5'9"

### TOTAL FLOOR AREA

87.15m<sup>2</sup> - 938.04 sq.ft

△ External access    C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at [www.platformhomeownership.com](http://www.platformhomeownership.com) for further details.





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## » THE LYME

3 Bedroom  
Semi-Detached home

The Lyme is a stylish three bedroom semi-detached home comprising of a well appointed modern kitchen/dining layout with access to the turfed rear garden and spacious living area. to the front of the property

Upstairs you will find three bedrooms, and the family bathroom fitted with a white suite and shower over the bath.

### SPECIFICATIONS

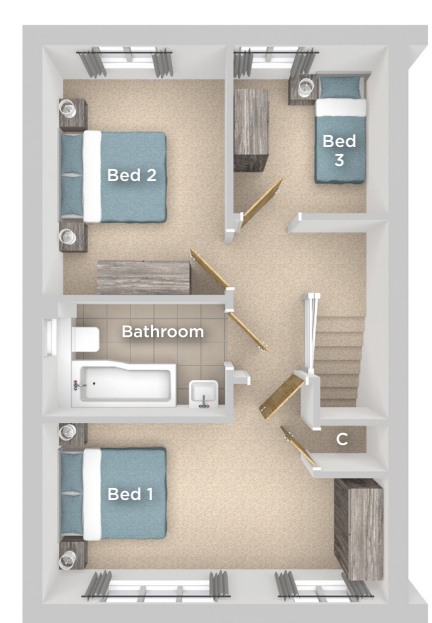
- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining  
5.20m x 3.88m    17'1" x 12'9"

Living  
4.42m x 4.03m    14'6" x 13'3"



### FIRST FLOOR

Bedroom 1  
5.20m x 2.73m    17'1" x 8'11"

Bedroom 2  
3.74m x 2.76m    12'3" x 9'1"

Bedroom 3  
2.53m x 2.35m    8'3" x 7'9"

Bathroom  
2.76m x 1.75m    9'1" x 5'9"

### TOTAL FLOOR AREA

87.15m<sup>2</sup> - 938.04 sq.ft

△ External access    C Cupboard/Storage

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## » THE MARSH

3 Bedroom  
Semi-Detached home

The Marsh is a stylish three bedroom semi-detached home comprising of a well appointed modern kitchen/dining layout with double door access to the turfed rear garden and spacious living area.

Upstairs you will find three bedrooms, and the family bathroom fitted with a white suite and shower over the bath.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining  
5.20m x 3.28m    17'1" x 10'9"

Living  
5.20m x 3.96m    17'1" x 12'12"

### FIRST FLOOR

Bedroom 1  
4.58m x 2.73m    15'0" x 8'11"

Bedroom 2  
3.71m x 2.82m    12'2" x 9'3"

Bedroom 3  
2.79m x 2.38m    9'2" x 7'10"

Bathroom  
2.29m x 1.71m    7'6" x 5'7"

### TOTAL FLOOR AREA

87.17m<sup>2</sup> - 938.32 sq.ft

△ External access    C Cupboard/Storage

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## » THE SPALDING

2 Bedroom  
Semi-Detached home

The **Spalding** is a stylish two bedroom semi-detached home comprising of a well appointed modern kitchen/dining layout with access to the turfed rear garden and spacious living area. to the front of the property

Upstairs you will find two bedrooms, and the family bathroom fitted with a white suite and shower over the bath.

### SPECIFICATIONS

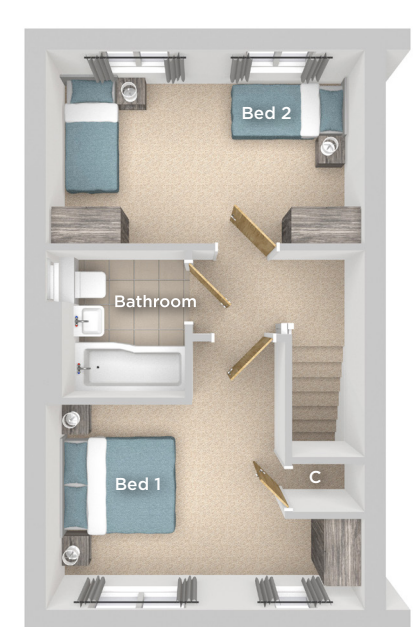
- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining  
4.52m x 3.88m    14'10" x 12'9"

Living  
3.97m x 3.36m    13'0" x 11'0"



### FIRST FLOOR

Bedroom 1  
4.52m x 2.90m    14'10" x 9'6"

Bedroom 2  
4.52m x 2.75m    14'10" x 9'0"

Bathroom  
2.11m x 1.95m    6'11" x 6'5"

**TOTAL FLOOR AREA**  
71.76m<sup>2</sup> - 772.39 sq.ft

△ External access    C Cupboard/Storage

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# > FLEET ROAD, HOLBEACH

Lincolnshire, PE12

House prices for all plots available on the **Shared Ownership Scheme**



Plot	House Type	Postal Address	100% Price	35% Share Value	Monthly Rent
1	<b>The Hurn</b> 3 Bed Semi-Detached House	20 Fitzroy Road, Fleet, Spalding, Lincolnshire PE12 8PL.	£225,000	£78,750	£335.16
2	<b>The Hurn</b> 3 Bed Semi-Detached House	22 Fitzroy Road, Fleet, Spalding, Lincolnshire PE12 8PL.	£225,000	£78,750	£335.16
3		<b>SSTC</b>			
4		<b>SSTC</b>			
20	<b>The Hurn</b> 3 Bed Semi-Detached House	5 Stanley Avenue, Fleet, Spalding, Lincolnshire PE12 8FL.	£225,000	£78,750	£335.16
21		<b>SSTC</b>			
22	<b>The Hurn</b> 3 Bed Semi-Detached House	1 Stanley Avenue, Fleet, Spalding, Lincolnshire PE12 8FL.	£225,000	£78,750	£335.16
23	<b>The Hurn</b> 3 Bed Semi-Detached House	2 Ajax Gate, Fleet, Spalding, Lincolnshire PE12 8FJ.	£225,000	£78,750	£335.16
24	<b>The Hurn</b> 3 Bed Semi-Detached House	4 Ajax Gate, Fleet, Spalding, Lincolnshire PE12 8FJ.	£225,000	£78,750	£335.16
25		<b>SSTC</b>			

For more information contact:  
**Sales@Platformhg.com**  
**Platformhomeownership.com**  
**0333 200 7304**

Please note:  
 Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation.  
 Purchasers are advised to consult with your sales co ordinator.





# » FLEET ROAD, HOLBEACH

Lincolnshire, PE12

House prices for all plots available on the **Rent to Buy Scheme**



Plot	House Type	Postal Address	Monthly Rent
5	<b>The Spalding</b> 2 Bed Semi-Detached House	2 Stanley Avenue, Fleet, Spalding, Lincolnshire PE12 8FL.	£795.00
6	<b>The Spalding</b> 2 Bed Semi-Detached House	4 Stanley Avenue, Fleet, Spalding, Lincolnshire PE12 8FL.	£795.00
18	<b>The Spalding</b> 2 Bed Semi-Detached House	9 Stanley Avenue, Fleet, Spalding, Lincolnshire PE12 8FL.	£795.00
19	<b>The Spalding</b> 2 Bed Semi-Detached House	7 Stanley Avenue, Fleet, Spalding, Lincolnshire PE12 8FL.	£795.00

For more information contact:

Please note:

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**BUILDING HOMES FOR  
A BETTER FUTURE**

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**Platformhomeownership.com**

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