

THE FURLONGS AT HOLLAND PARK, SPALDING



Broadgate Homes

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB

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sales centre number: (01775) 711 637

THE ELCHO

2 Bedroom House

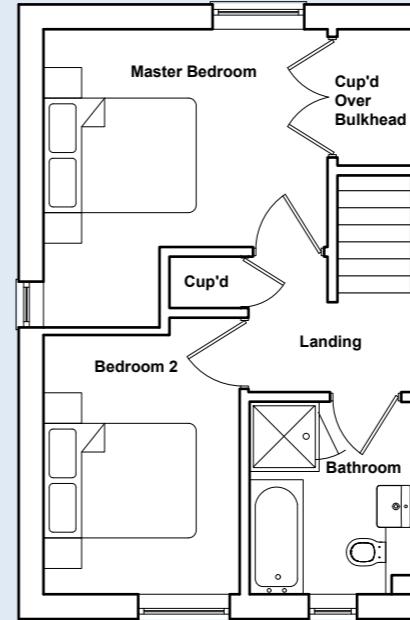
The Elcho is a 2 bedroom home perfectly suited to those just stepping on to the housing ladder.

The entrance hall opens into the breakfast kitchen and guest cloakroom, which in turn leads through to the bright and airy living room with french doors overlooking the enclosed rear garden.

The first floor landing includes a built in cupboard whilst the generously sized master bedroom with fitted storage cupboard maximises both comfort and functionality. The second bedroom provides flexible space being ideal for a guest room or home office, while the stylish family bathroom features modern vanity units along with a separate bath and shower cubicle.

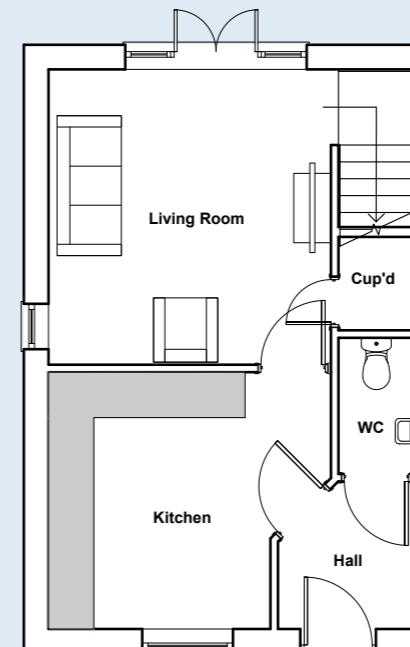


Floor Area: 773 sqft



First Floor Plan

| | |
|----------------|-----------------------------------------------|
| Master Bedroom | 3750 x 3905mm (exc wardrobe) 12'3" x 12'9" |
| Bedroom 2 | 2600 x 3395mm 8'6" x 11'1" |
| Bathroom | 2560 x 2150mm 8'5" x 7'0" |



Ground Floor Plan

| | |
|--------------------|------------------------------------|
| Kitchen and Dining | 3750 x 3395mm max 12'3" x 11'1" |
| Living Room | 3905 x 4850mm 12'9" x 15'11" |
| Cloakroom | 1000 x 1805mm 3'3" x 5'11" |



Protection for new-build home buyers



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THE KINFAUNS

2 Bedroom Terrace House

The cottage style Kinfauns is a 2 bedroom home perfectly suited to those just stepping on to the housing ladder.

The front door opens into the breakfast kitchen which in turn leads through to the light and airy living room with french doors out to the private garden. A guest cloakroom completes the ground floor.

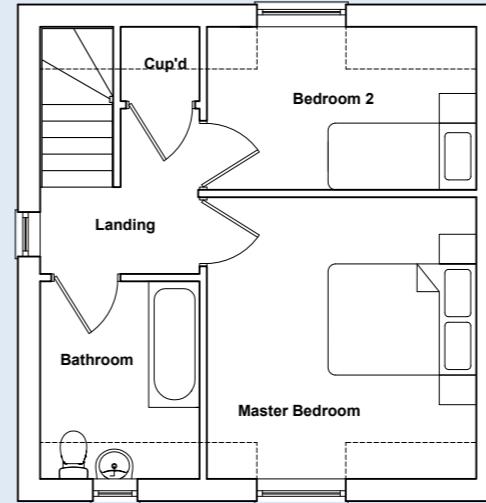
The landing flows through to the well proportioned master bedroom with a dormer window to the front aspect and to the rear a second bedroom is ideal for guests or for use as a study. The family bathroom has a bath and separate shower cubicle.



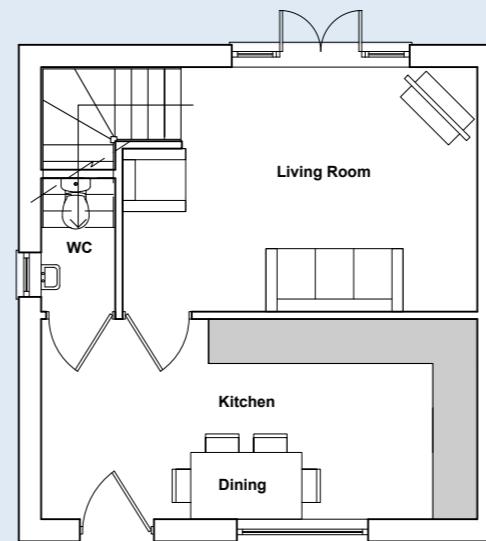
Floor Area: 775 sqft



First Floor Plan



| | |
|----------------|---------------------------------|
| Master Bedroom | 3650 x 3800mm 11'11" x 12'5" |
| Bedroom 2 | 3650 x 2200mm 11'11" x 7'2" |
| Bathroom | 2150 x 2665mm 7'0" x 8'8" |



Ground Floor Plan

| | |
|--------------------|------------------------------------|
| Living Room | 4800 x 3300mm max 15'8" x 10'9" |
| Kitchen and Dining | 5900 x 2700mm 19'4" x 8'10" |
| Cloakroom | 1000 x 1800mm 3'3" x 5'10" |



Protection for new-build home buyers



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THE GLENFARG

3 Bedroom Semi-Detached House

The Glenfarg is a 3 bedroom semi detached house, with the benefit of carport beneath the generous sized property, stylishly designed to appeal to young couples and those with families looking to move their way up the housing ladder.

The property leads into the bright and airy dining kitchen, before leading into the sitting room to the rear of the property, having French doors out into the rear garden.

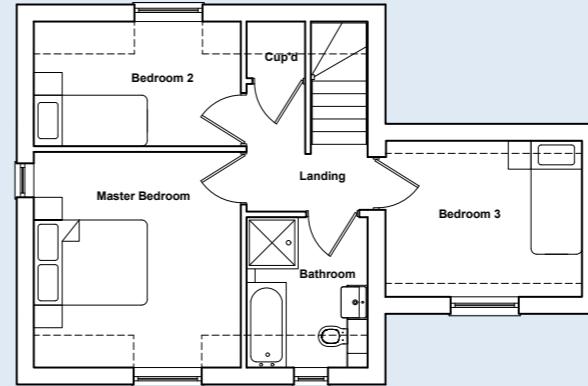
The first floor houses the 3 bedrooms and family bathroom.



Floor Area: 884 sqft

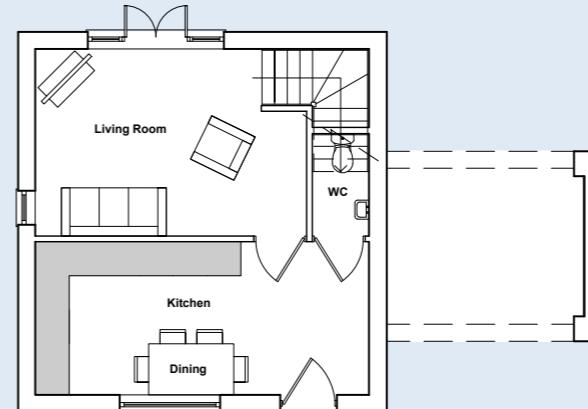


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First Floor Plan

| | |
|----------------|-----------------------------------|
| Master Bedroom | 3635 x 3800mm 11' 10" x 12' 5" |
| Bedroom 2 | 3460 x 2200mm 11' 4" x 7' 2" |
| Bedroom 3 | 3460 x 2750mm 11' 4" x 9' 0" |
| Bathroom | 2150 x 2665 mm 7' 0" x 8' 9" |



Ground Floor Plan

| | |
|--------------------|--------------------------------------|
| Kitchen and Dining | 4000 x 2700mm 13' 1" x 8' 10" |
| Living Room | 4785 x 3300mm max 15' 7" x 10' 9" |
| Cloakroom | 1000 x 1800mm 3' 3" x 5' 10" |



Protection for new-build home buyers



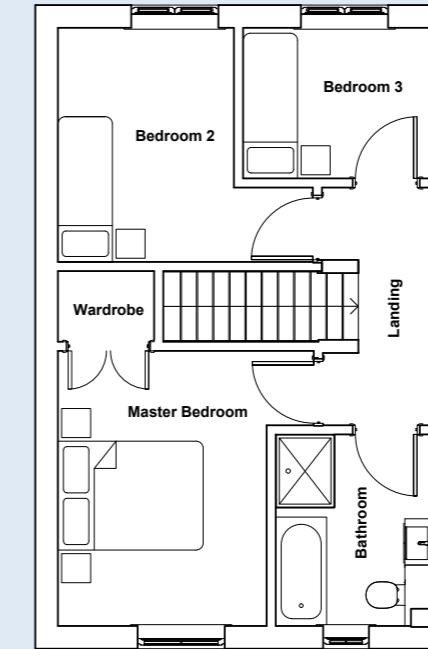
THE GLENCARSE

3 Bedroom House

The Glencarse is a 3 bedroom home to suit both couples and young families and is perfect for first time buyers stepping on to the housing ladder.

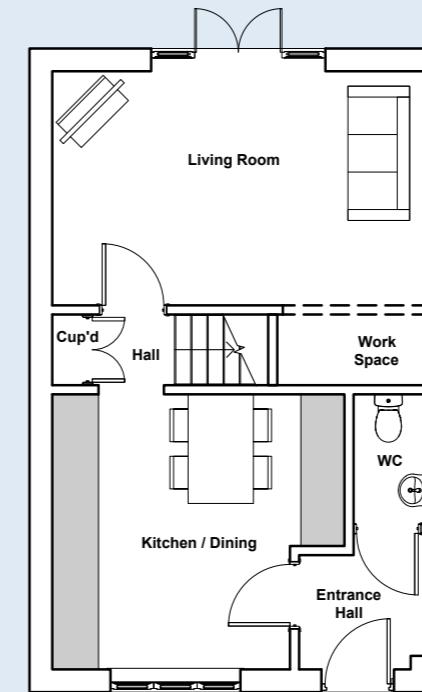
The entrance hallway gives access to the spacious dining kitchen and guest cloakroom. An inner hallway with built in storage leads into the generous sized living room with french doors opening onto the rear garden.

The first floor landing provides access to the master bedroom with built in wardrobe, two further bedrooms and a bathroom which offers flexibility with the separate shower and bath.



First Floor Plan

| | |
|----------------|--------------------------------------------|
| Master Bedroom | 2900x 3815mm 9'6" x 12'6" (exc w'robe) |
| Bedroom 2 | 2450 x 3250mm 8'0" x 10'7" (exc w'robe) |
| Bedroom 3 | 2600 x 2100mm 8'6" x 6'10" |
| Bathroom | 2150 x 2665mm 7'0" x 8'8" |



Ground Floor Plan

| | |
|--------------------|------------------------------------|
| Kitchen and Dining | 4050 x 3815mm max 13'3" x 12'6" |
| Living Room | 5150 x 3250mm 16'10" x 10'7" |
| Cloakroom | 1000 x 2050mm max 3'3" x 6'8" |
| Work Space | 2050 x 1000mm max 6'8" x 3'3" |

Floor Area: 909 sqft



Protection for new-build home buyers



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THE KINNOULL

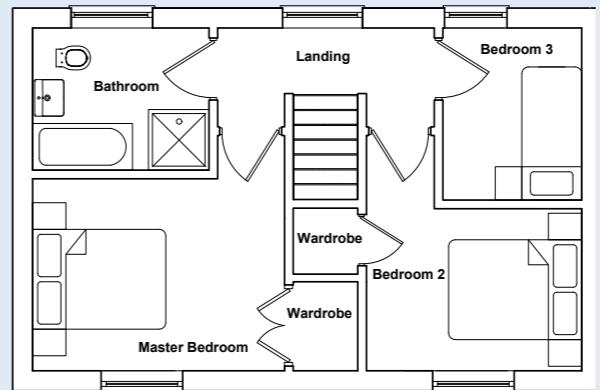
3 Bedroom Terrace House

The cottage style Kinnoull is a 3 bedroom home to suit both couples and young families and is perfect for first time buyers looking to get a foot on the housing ladder.

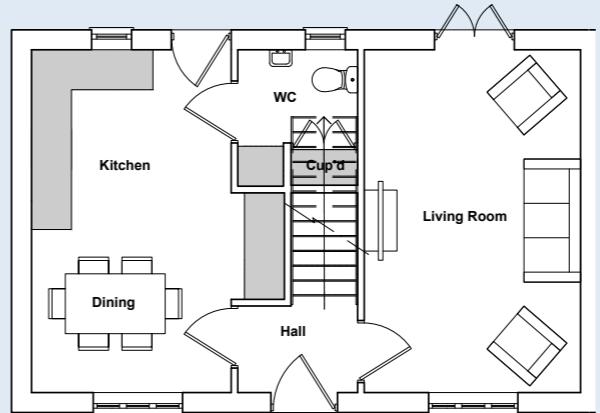
The entrance hallway leads on one side to the living room; this generous space is a great place to relax. To the other side of the hall is the dining kitchen with a door to the rear garden and a further door to the useful laundry and guest cloakroom. Upstairs the landing flows through to the well proportioned master bedroom with a walk in wardrobe, a second bedroom, the family bathroom with separate shower and a further bedroom which could also be used as a study or nursery.



First Floor Plan



Ground Floor Plan



Floor Area: 914 sqft



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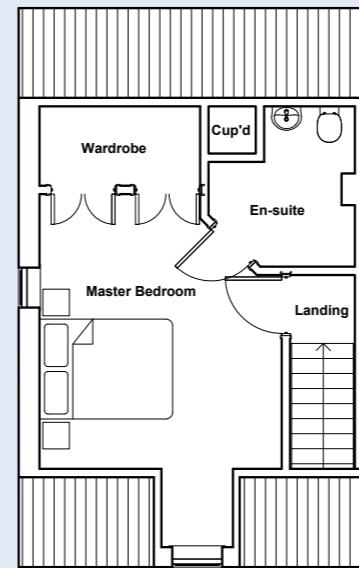
THE ERROL

3 Bedroom Town-House

The Errol is a 3 bedroom property which would ideally suit a couple or a young family moving up the housing ladder.

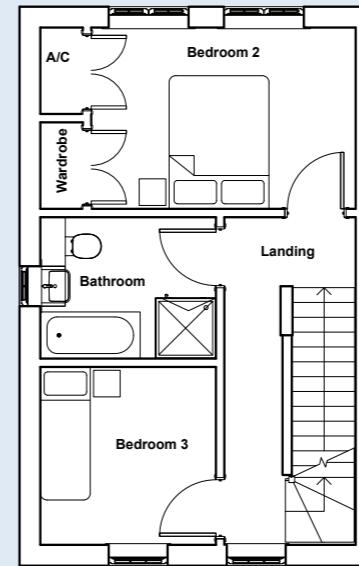
The entrance hallway opens into the spacious dining kitchen and guest cloakroom before leading to the light and airy sitting room having french doors out into the rear garden.

On the first floor a well proportioned bedroom with generous fitted wardrobes is ideal for guests, there's also the family bathroom with separate shower and bath and a further bedroom which could also be used as a study or nursery. The large master bedroom with en-suite shower room and fitted wardrobes enjoys appealing seclusion on the top floor.



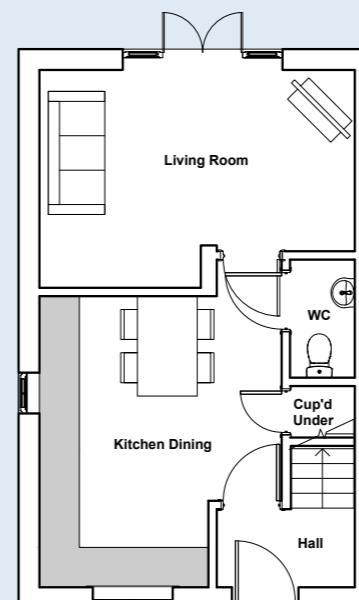
Second Floor Plan

| | |
|----------------|---------------------------------------------|
| Master Bedroom | 3665 x 4168mm (exc w'robe) 12'0" x 13'8" |
| En-suite | 2225x 2450mm max 7'3" x 8'0" |



First Floor Plan

| | |
|-----------|--------------------------------------------|
| Bedroom 2 | 4000 x 2750mm (exc w'robe) 13'1" x 9'0" |
| Bedroom 3 | 2665 x 2700mm 8'8" x 8'10" |
| Bathroom | 2665 x 2150mm 8'8" x 7'0" |



Floor Area: 1,080 sqft



Protection for new-build
home buyers



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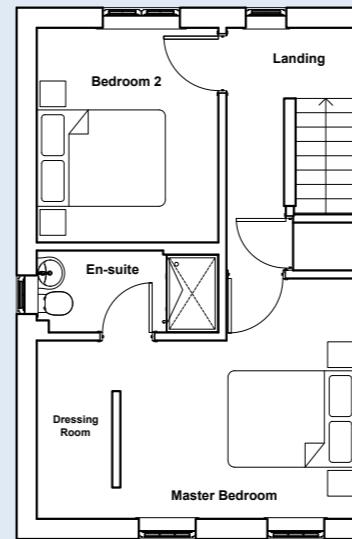
THE KENMORE

3 Bedroom Terrace Town-House

The Kenmore is a spacious three-bedroom town house offering versatile living, perfect for growing families or professional couples looking for more room to grow.

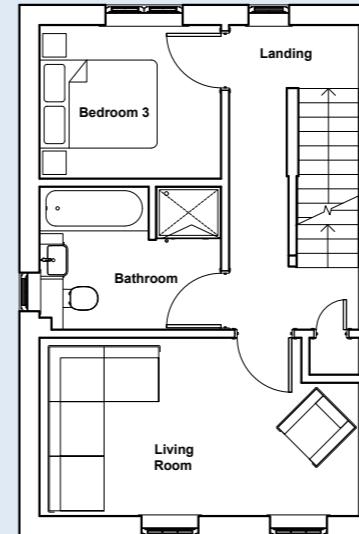
The property is entered by a brick portico opening into the entrance hallway with the guest cloakroom, family room and dining kitchen with french doors opening out to the rear garden completing the ground floor.

The first floor landing is home to the generous sized sitting room, bedroom and family bathroom before stairs lead to the second floor which includes the spacious master bedroom suite having a walk in dressing area and en-suite, along with a further bedroom.



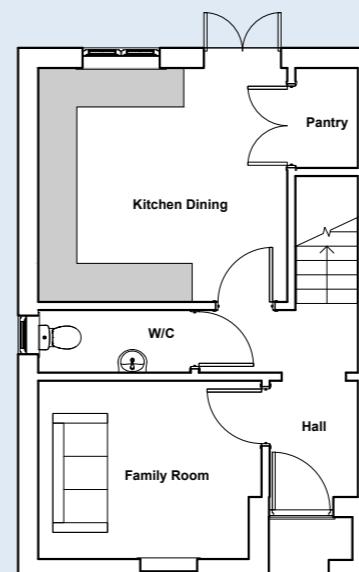
Second Floor Plan

| | |
|----------------|------------------------------------|
| Master Bedroom | 5000 x 3765mm max 16'5" x 12'4" |
| Bedroom 2 | 2850 x 3365mm max 9'4" x 11'0" |
| En-suite | 2850 x 1300mm max 9'4" x 4'3" |



First Floor Plan

| | |
|--------------|-----------------------------------|
| Sitting Room | 5000 x 2800mm max 16'5" x 9'2" |
| Bedroom 3 | 2850 x 2415mm 9'4" x 8'0" |
| Bathroom | 2850 x 2250mm 9'4" x 7'4" |



Floor Area: 1,218 sqft



Protection for new-build
home buyers



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THE TAY

3 Bedroom Detached House

The Tay three bedroom home offers versatile living space ideal for growing families or professional couples in need of a bigger home.

The entrance hallway leads to the dual aspect living room with french doors opening into the rear garden. The generous sized dining kitchen is the ideal space for entertaining and flows naturally into the utility room and guest cloakroom.

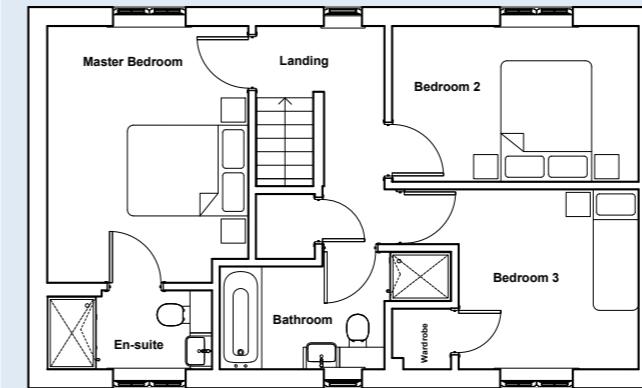
The first floor landing provides the access to the spacious master bedroom and en-suite, two further well proportioned bedrooms and the family bathroom which includes both separate shower and bath.



Floor Area: 1,202 sqft

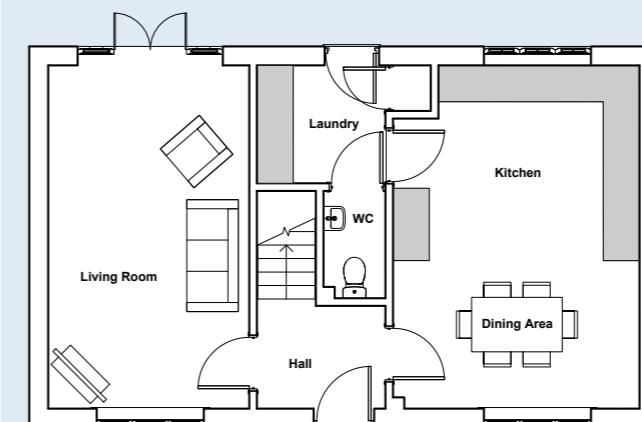


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First Floor Plan

| | |
|----------------|---------------------------------|
| Master Bedroom | 3350 x 4270mm 11'0" x 14'0"" |
| En-suite | 2750 x 1330mm 9'0" x 4'3" |
| Bedroom 2 | 4100 x 2600mm 13'5" x 8'6" |
| Bedroom 3 | 3900 x 3000mm 12'9" x 9'10" |
| Bathroom | 3850 x 1968mm 12'7" x 6'5" |



Ground Floor Plan

| | |
|--------------------|--------------------------------|
| Kitchen and Dining | 4100 x 5700mm 13'5" x 18'8" |
| Living Room | 3350 x 5700mm 11'0" x 18'8" |
| Laundry | 2150 x 1975mm 7'0" x 6'5" |
| Cloakroom | 1050 x 1800mm 3'5" x 5'11" |



Protection for new-build home buyers



THE STRATHEARN

4 Bedroom Detached House

The traditional double fronted Strathearn 4 bedroom home has been designed to offer extra space to growing families with the large kitchen dining area at the heart of the home.

The entrance hallway leads to the spacious living room with useful family room off, the kitchen dining area and the laundry room. A guest cloakroom and handy under stair storage cupboard complete the ground floor.

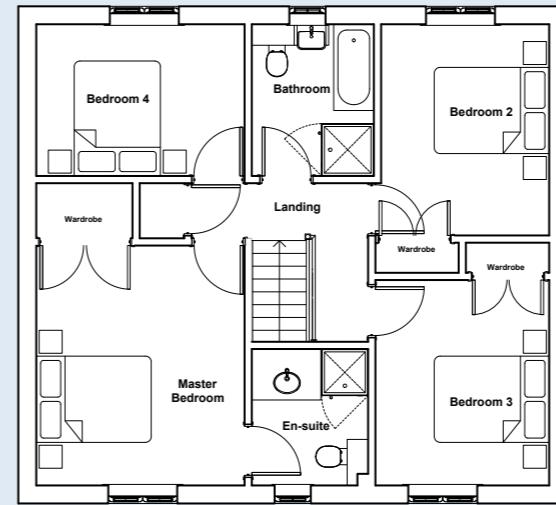
To the first floor is the master bedroom with built in wardrobes and en-suite with three further spacious bedrooms and family bathroom with panelled bath and separate shower.



Floor Area: 1,551 sqft

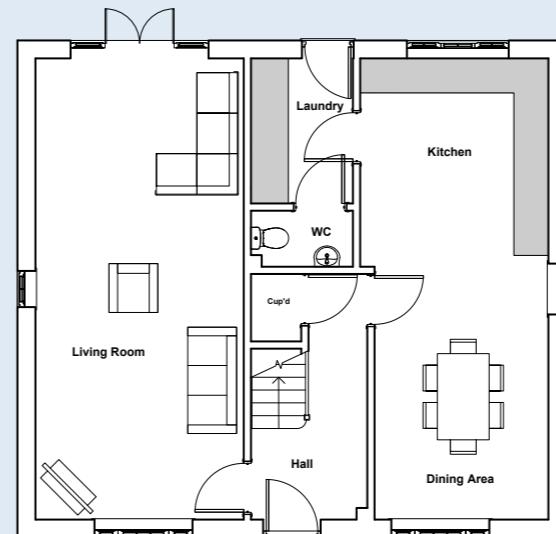


First Floor Plan



| | |
|----------------|----------------------------------------------|
| Master Bedroom | 3650 x 4200mm (exc w'robe) 11'11" x 13'9" |
| En-suite | 2050 x 2400mm 6'8" x 7'10" |
| Bedroom 2 | 2950 x 3700mm (exc w'robe) 9'8" x 12'1" |
| Bedroom 3 | 3050 x 3600mm (exc w'robe) 10'0" x 11'9" |
| Bedroom 4 | 3650 x 2665mm 11'11" x 8'9" |
| Bathroom | 2050 x 2400mm 6'8" x 7'10" |

Ground Floor Plan



| | |
|--------------------|------------------------------------|
| Living Room | 3650 x 8050mm 11'11" x 26'5" |
| Laundry | 1800 x 2550mm 5'10" x 8'4" |
| Cloakroom | 1800 x 1000mm 5'11" x 3'3" |
| Kitchen and Dining | 3300 x 8050mm max 10'9" x 26'5" |



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THE DUNKELD

5 Bedroom Detached House

The Dunkeld is an impressive 5 bedroom detached house boasting versatile living for the modern family needing flexibility in a home.

The Dunkeld is entered via a brick portico which opens into the hallway and gives flexibility in the room uses, with the dining room, breakfast kitchen, utility and guest cloakroom along with the bright and airy sitting room having french doors into the rear garden completing the ground floor.

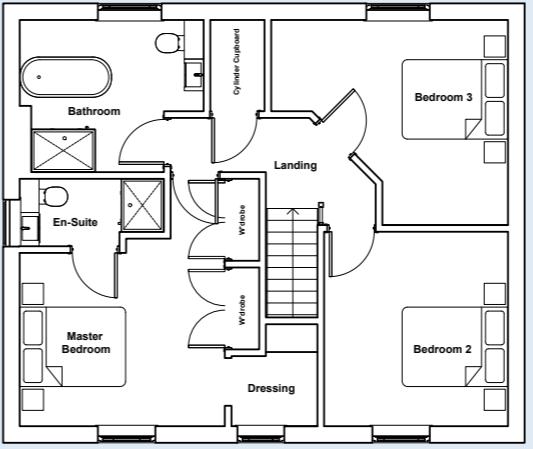
The first floor offers a family room, home office, two bedrooms and a Jack and Jill en-suite. The master bedroom suite having dressing room and en-suite, three further bedrooms and the family bathroom, complete the accommodation on the second floor.



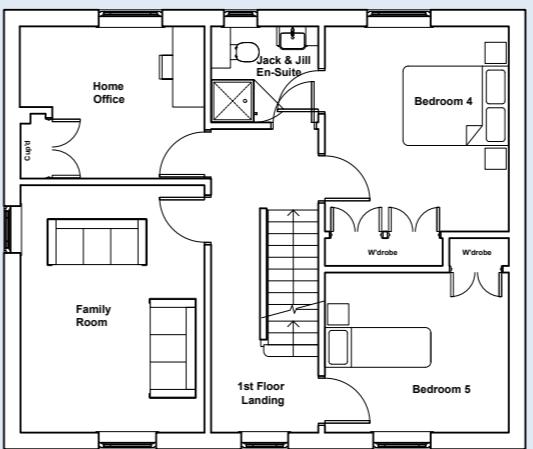
Floor Area: 2,330 sqft



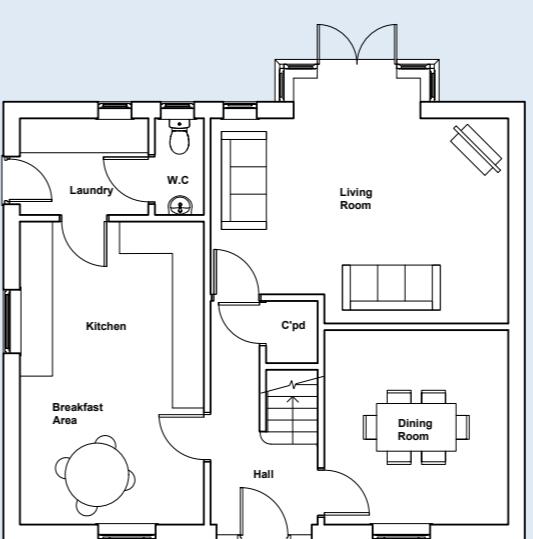
Second Floor Plan



First Floor Plan



Ground Floor Plan



CONSUMER CODE FOR HOME BUILDERS
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Protection for new-build home buyers
EST. 1976
HOMES WITH HEART



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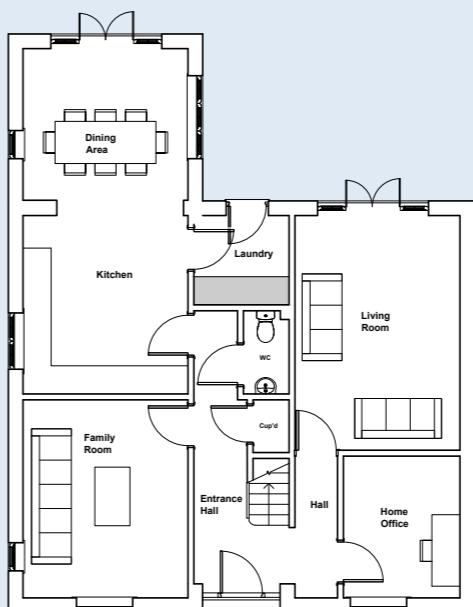
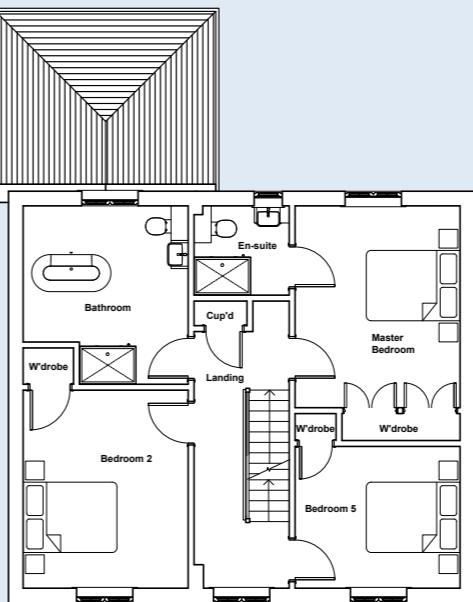
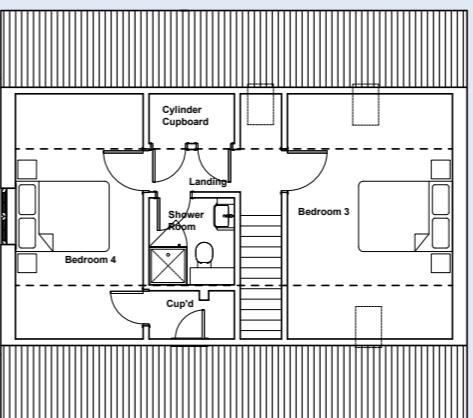
THE LONDON

5 Bedroom Detached House

The London is the epitome of an executive detached house set over three floors, thoughtfully designed to offer flexibility and ample space for the modern, growing family.

The entrance hall leads into a welcoming front family room. The heart of the home lies in the bright and airy kitchen dining space, where French doors open out onto the rear garden. Adjacent to the dining area is a practical utility space. Completing the ground floor is a generous sitting room that overlooks the garden, plus a home office and a convenient under-stair storage cupboard.

The first floor is home to the master bedroom, which boasts built-in wardrobes and a private en-suite bathroom. Two additional bedrooms on this level are accompanied by a stylish family bathroom. The London is the epitome of an executive detached house set over three floors, thoughtfully designed to offer flexibility and ample space for the modern, growing family.



Floor Area: 2,304 sqft



Second Floor Plan

| | |
|-------------|--------------------------------|
| Bedroom 3 | 3545 x 5280mm 11'7" x 17'4" |
| Bedroom 4 | 2750 x 5280mm 9'0" x 17'4" |
| Shower Room | 1845 x 1880mm 6'0" x 6'2" |

First Floor Plan

| | |
|----------------|---------------------------------|
| Master Bedroom | 3545 x 4330mm 11'7" x 14'2" |
| En-suite | 2055 x 1930mm 6'9" x 6'4" |
| Bedroom 2 | 3545 x 4250mm 11'7" x 13'11" |
| Bedroom 5 | 3545 x 3050mm 11'7" x 12'7" |
| Bathroom | 3545 x 3830mm 11'7" x 12'7" |

Ground Floor Plan

| | |
|-------------|---------------------------------|
| Home Office | 2513 x 3050mm 8'2" x 10'0" |
| Living Room | 3545 x 5030mm 11'7" x 16'6" |
| Kitchen | 3545 x 7390mm 11'7" x 24'3" |
| Dining Room | 3545 x 4250mm 11'7" x 13'11" |
| Family Room | 2055 x 1930mm 6'7" x 6'4" |
| Laundry | 1000 x 1800mm 3'3" x 5'11" |



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THE FURLONGS AT HOLLAND PARK, SPALDING



Key:

- Elcho
- Glenfarg
- Kinfauns
- Glencarse
- Kinnoull
- Errol
- Kenmore
- Tay
- Strathearn
- Dunkeld
- London

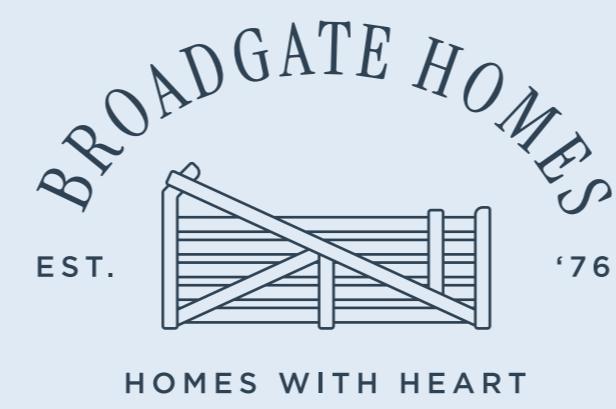


Broadgate Homes

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