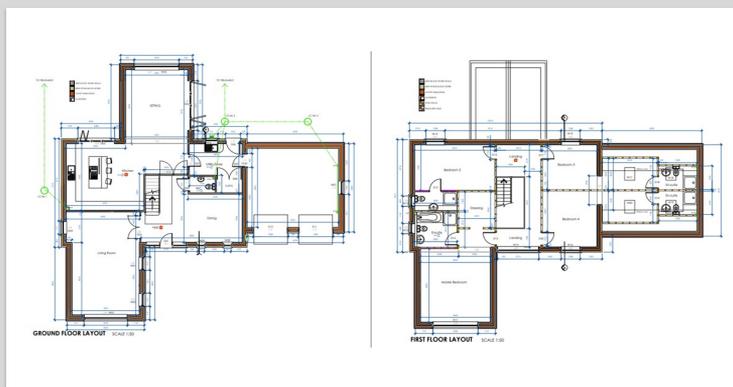




**1 Emerson Court, Holbeach, Spalding, Lincolnshire PE12 8FE**

**£850,000**



\*\*\* PLOT 1 STUNNING BRAND NEW STONE BUILT DETACHED HOUSE \*\*\* "This four double bedroom detached house is well located around the outskirts of Holbeach and will be approximately 3,045 square feet in size. The ground floor of the property will feature a generous Kitchen/Breakfast room featuring an island located in the centre. Coming off the kitchen you can enter the sitting/family room that will feature bi fold doors opening out to the garden. The Master bedroom will feature an ensuite and dressing room, with a further ensuite and dressing rooms to bedrooms two and three. Externally there will be a double garage and an electric car charging point. with gardens front and rear. Emerson Court development will feature a combination of five executive family houses set on a private enclave. EPC currently unavailable."

**HOLBEACH**

The town of Holbeach is located 8.1 miles East of Spalding and 24 miles north of the city of Peterborough, on the A17. The town is well serviced with a wide variety of shops, public houses and restaurants as well as the very popular Holbeach College. Wide range of schools and the university academy Holbeach

**ENTRANCE HALL**

This property will have an entrance door and as you enter there will be a hall with doors to the lounge and open plan dining area, to the rear of the hall is the door leading to the kitchen/family room. Stairs will be to the rear of the hall and there will also be a door to enter the W/C.

**CLOAKROOM**

Wash hand basin and low level WC

**KITCHEN / FAMILY ROOM**

Kitchen Area 15' 0" x 17' 2" (4.57m x 5.23m)

Family Room Area 23' 8" x 14' 0" (7.21m x 4.27m)

The Kitchen area will have bifold doors leading to the rear garden, the kitchen comprises of a modern range of wall and base units with a central island, complimentary fitted appliances. The family sitting area will have a glazed wall to the rear with bifold doors leading to the rear garden.

**UTILITY ROOM**

9' 2" x 11' 7" (2.79m x 3.53m) Range of modern units with worktops, doors to rear garden and access to double garage.

**LOUNGE**

22' 3" x 16' 6" (6.78m x 5.03m) Window to front aspect.

**STUDY**

11' 8" x 12' 7" (3.56m x 3.84m) Windows to front aspect

**MASTER BEDROOM**

15' 2" x 15' 4" (4.62m x 4.67m) Window to front aspect

**DRESSING ROOM**

7' 8" x 7' 7" (2.34m x 2.31m)

**ENSUITE**

Comprising, Shower cubicle, panelled bath, low level WC and wash hand basin. Window to side aspect.

**BEDROOM TWO**

13' 9" x 9' 10" (4.19m x 3.00m) Window to rear aspect.

**ENSUITE**

Comprising, Low level WC, wash hand basin and shower cubicle.

**BEDROOM THREE**

12' 1" x 11' 10" (3.68m x 3.61m) Window to rear aspect.

**DRESSING ROOM**

5' 5" x 11' 7" (1.65m x 3.53m) Velux Window to rear

**ENSUITE**

Comprising Low Level WC, wash hand basin and shower cubicle

**BEDROOM FOUR**

11' 10" x 9' 5" (3.61m x 2.87m) Window to front aspect.

**DRESSING ROOM**

11' 7" x 5' 4" (3.53m x 1.63m) Velux window to front

**ENSUITE**

Comprising low level WC, wash hand basin and shower cubicle

**OUTSIDE**

To the front of the property is a gated driveway leading to a double garage with power and light attached, electric car charging point. The rear garden is enclosed with patio area.

**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.

**AGENTS NOTE**

These particulars are for reference only. Government schemes are at the discretion of the third parties and neither Rosedale nor the vendor has any influence. Specifications for individual dwellings vary and you should check final details prior to committing to a purchase. All images including maps and floor plans are for reference only and are not to scale.

