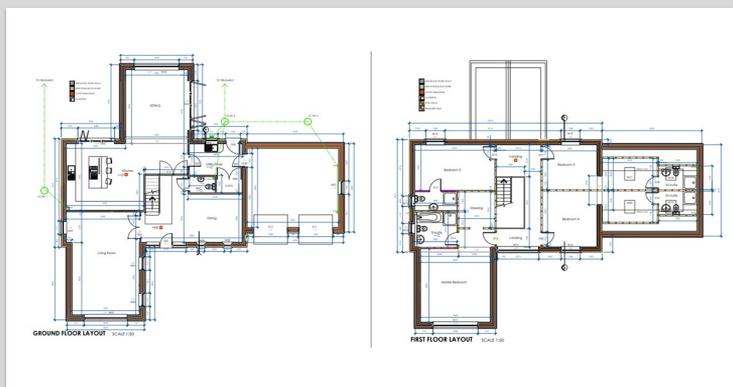




1 Emerson Court, Holbeach, Spalding, Lincolnshire PE12 8FE

£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.

