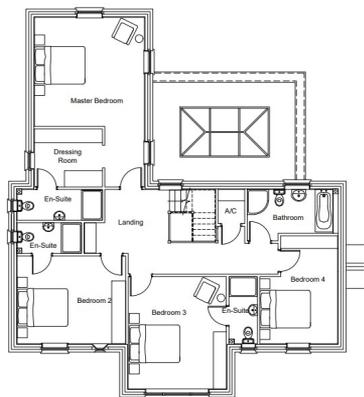
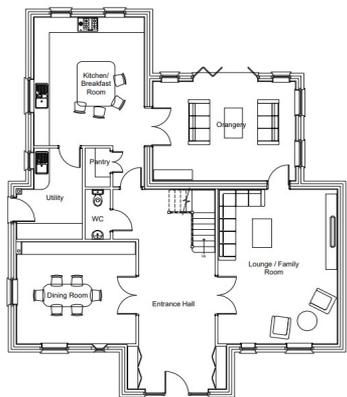




**5 Emerson Court, Fen Road, Holbeach PE12 8FE**

**£850,000**



Ground Floor Plan

First Floor Plan



\*\*\* PLOT 5 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 2,777 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 orangery that will feature french doors opening out to the garden. The Master bedroom will feature an ensuite and dressing room, with a further ensuite 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 two doors to either side, one leading to lounge/family room and the other to the dining room. There will also be one door straight ahead leading to the kitchen. Stairs will be to the rear of the hall and there will also be a door to enter the W/C.

#### KITCHEN / BREAKFAST ROOM

14' 2" x 16' 8" (4.32m x 5.08m) The windows will be facing out to the garden from the Kitchen/ Breakfast room. There will also be an island in the middle, also there will be doors leading to orangery, utility and the entrance hall. The kitchen will feature a range of contemporary units with integrated oven, hob and sink.

#### LOUNGE

15' 4" x 20' 0" (4.67m x 6.10m) In this room there will be a window to the front aspect, access to the orangery and double doors to the entrance hall.

#### DINING ROOM

18' 4" x 12' 10" (5.59m x 3.91m) There will be two windows in the dining room. One facing the front and one facing the side aspect.

#### ORANGERIE

18' 4" x 12' 10" (5.59m x 3.91m) French doors leading to the garden. Two windows to the rear and also to the side of the property.

#### UTILITY ROOM

11' 9" x 6' 0" (3.58m x 1.83m) Doors leading to the kitchen and to the side of the property.

#### CLOAKROOM

Wash hand basin and low level WC

#### MASTER BEDROOM

14' 3" x 14' 0" (4.34m x 4.27m) Windows facing rear and side of the house. Dressing room with a window facing to the side aspect.

#### DRESSING ROOM

7' 6" x 8' 9" (2.29m x 2.67m)

#### ENSUITE

Window to side aspect. W/C, Wash hand basin and shower cubicle.

#### BEDROOM TWO

11' 6" x 13' 11" (3.51m x 4.24m) Window to front aspect

#### ENSUITE

Window to side aspect. W/C, Wash hand basin and shower cubicle

#### BEDROOM THREE

14' 9" x 12' 9" (4.50m x 3.89m) Window to front aspect.

#### ENSUITE

W/C, Wash hand basin and shower cubicle.

#### BEDROOM FOUR

10' 1" x 8' 8" (3.07m x 2.64m) Window to front aspect

#### BATHROOM

Window to rear aspect, A modern suite comprising of Low level WC, wash hand basin, freestanding bath and shower cubicle.

#### DOUBLE GARAGE

Drive way leading to double garage with up and over doors.

#### GARDENS

To the front and rear of the property are gardens and a drive way to the side leading to the garage.

#### FLOOR PLAN

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.

