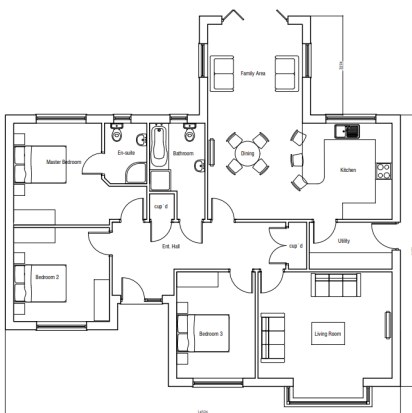




Plot 6, Tudor Lawns, Holbeach, Spalding, Lincolnshire PE12 8QD £450,000



*** STUNNING BRAND NEW EXECUTIVE BUNGALOW *** "Available early 2024 this three double bedroom detached bungalow being built by Harrison & Cooke Developments will be well located on a private development. The bungalow will be 1382 square feet in size. The bungalow will feature an open plan kitchen dining family room with bi fold doors opening out to the garden, as well as a good sized principle living room. There will also be three double bedrooms, one with en suite and a family bathroom. Furthermore the bungalow will have an air source heat pump and underfloor heating. Externally there will be a double garage and an electric car charging point. Tudor Lawns will feature a combination of superior bungalows and houses set on a private development. 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.

SPECIFICATION

Early Reservations can take advantage of choice of the following;

Choice Of Kitchen
Choice Of Handles
Choice Of Worktop
Choice Of Flooring.

There's is also the option to upgrade on certain specification.

ENTRANCE HALL

Will have an entrance door and window to the front and a storage cupboard.

LOUNGE

4.82m x 3.86m (15' 10" x 12' 8") (approx). Will have a bay window to the front.

KITCHEN / DINING / FAMILY ROOM

4.06m x 3.49m (13' 4" x 11' 5") plus 6.6m x 4.39m (21' 8" x 14' 5") (approx). The heart of the home will undoubtedly be this 'L' shaped room which will have bi fold doors leading out to the garden, plus several windows allowing light to flood in. The kitchen will feature a range of contemporary units with integrated hob, oven and sink.

UTILITY ROOM

will be fitted with a range of units and a door to the side.

BEDROOM ONE

4.07m x 3.82m (13' 4" x 12' 6") (approx). To have a window to the rear

ENSUITE

To be fitted with a three piece suite comprising of shower cubicle, wash hand basin and WC with a window to the rear.

BEDROOM TWO

4.07m x 3.40m (13' 4" x 11' 2") (approx). Will have a window to the front.

BEDROOM THREE

3.86m x 2.83m (12' 8" x 9' 3") (approx) .Will have a window to the front

BATHROOM

To be fitted with a paneled bath, WC and wash hand basin with a window to the rear.

OUTSIDE

The bungalow will have gardens front and rear with a driveway providing to the side.

DOUBLE GARAGE

Power and light will be connected along with an electric car charging point.

FLOORPLANS

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.