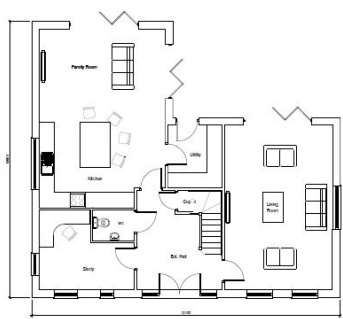




Plot 3 Tower Gardens, HOLBEACH, Lincolnshire PE12 7AX

£549,950



Ground Floor Layout
185.1sq ft / 2024.7 sq ft (Including Water Tower)
(Excluding Water Tower)



First Floor Layout

PLOT 3 - FLOOR LAYOUTS



*** STUNNING BRAND NEW EXECUTIVE DETACHED HOUSE *** Newly available, this four double bedroom detached residence, built by Seagate Homes, is located in Fleet, Holbeach, with the main residence measuring over 2,000 square feet. This stunning home features an open plan kitchen/dining/family room with bi folding doors opening out onto the garden and two further reception rooms. The principle bedroom features a dressing room and en-suite, with another en-suite to bedroom two. The existing two storey former water tower in the rear garden has been uniquely renovated to offer versatile accommodation. Furthermore, the home has an air source heat pump and underfloor heating. Externally, there is a detached double garage and an electric car charging point. Tower Gardens is a combination of five exquisite dwellings set on a private enclave. EPC Currently

SEAGATE HOMES

Seagate Homes has established its name for prestigious quality built homes. These are traditionally designed with outstanding quality and attention to detail. Seagate Homes has been awarded the region's PREMIER GUARANTEE house builder award. Our handpicked developments ensure that you get the very best settings in which to relax and enjoy your new home. Our attention to detail is unrivalled and great care is taken to ensure the very highest standard is achieved.

This property is fitted with an air source heat pump and has underfloor heating throughout the ground floor.

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.

ENTRANCE HALL

UPVC double entrance doors, storage cupboard and stairs to first floor. Underfloor heating.

CLOAKROOM

Two piece suite comprising vanity wash hand basin and WC. Chrome heated towel rail, downlights. Underfloor heating.

LIVING ROOM

7.12m x 4.30m (23' 4" x 14' 1") (approx). Two UPVC windows to the front, UPVC heightened window to the side and UPVC bi folding doors leading out to garden. Underfloor heating.

STUDY/DINING ROOM

3.8m x 3.15m (12' 6" x 10' 4") (approx). Two UPVC windows to the front and one to the side. Underfloor heating.

KITCHEN/DINING/FAMILY AREA

7.05m x 3.8m (23' 2" x 12' 6") (approx). The heart of the home will undoubtedly be this room which has UPVC bi folding doors to the rear and side leading out to the garden plus a UPVC window to the side allowing light to flood in. The kitchen will feature contemporary units with integrated hob, oven and sink. Downlights. Underfloor heating.

UTILITY ROOM

2.71m x 2.14m (8' 11" x 7' 0") (approx). Will be fitted with a range of units. UPVC door to back garden. Internal door to kitchen. Underfloor heating.

GALLERIED LANDING

Feature UPVC curved window to front, UPVC window to rear, storage cupboard and loft access. Modern radiator.

PRINCIPLE BEDROOM

5.01m x 3.52m (16' 5" x 11' 7") (approx). Two UPVC windows to the rear, modern radiator.

Opening to

DRESSING ROOM

2.25m x 1.84m (7' 5" x 6' 0") (approx). Downlights, door to en-suite.

PRINCIPLE EN-SUITE

2.25m x 1.92m (7' 5" x 6' 4") (approx). Fitted with a three piece suite comprising of shower cubicle, vanity wash hand basin and WC. UPVC window to the side. Downlights. Chrome heated towel rail. Partly tiled. Herringbone style flooring.

BEDROOM TWO

4.22m x 3.02m (13' 10" x 9' 11") (approx). Two UPVC windows to the rear, modern radiator.

BEDROOM TWO EN-SUITE

3.41m x 0.85m (11' 2" x 2' 9") (approx). Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC. UPVC window to side. Downlights and chrome heated towel rail. Herringbone style flooring.

BEDROOM THREE

3.41m x 3.30m (11' 2" x 10' 10") (approx). Two UPVC windows to the front and one to side. Modern radiator.

BEDROOM FOUR

3.63m x 2.30m (11' 11" x 7' 7") (approx). Two UPVC windows to the front, modern radiator.

BATHROOM

Fitted with four piece suite comprising of panelled bath, vanity wash hand basin, WC and shower cubicle. UPVC window to side, downlights, herringbone style flooring. Chrome heated towel rail.

OUTSIDE

The property has gardens to front and rear, with driveway providing off road parking.

DETACHED DOUBLE GARAGE

Power and light, electric car charging point.

FORMER WATER TOWER

Set in the garden and fully detached from the main property this two storey building offers a wide variety of usages such as home office, gym, salon studio or workshop. The ground floor will be open plan with spiral staircase to first floor. Bi folding entrance doors, UPVC windows to front and rear.

To the first floor, UPVC window to the front.

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 2

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.

