



Plot 3 Amelie Court, Holbeach, Lincolnshire PE12 8QD

£650,000



Ground Floor Layout



First Floor Layout



*** PART EXCHANGE AVAILABLE *** PLOT 3 PHASE 2 STUNNING BRAND NEW STONE BUILT DETACHED HOUSE *** "Available late 2024, this four double bedroom detached house is well located around the outskirts of Holbeach and will be approximately 1,969 square feet in size. The ground floor of the property will feature a generous Kitchen/Dining room. Coming off the kitchen you can enter the family room. The Master bedroom will feature an ensuite and dressing room, with a further ensuite to bedroom two. Furthermore the home will have underfloor heating downstairs. Externally there will be a double garage and an electric car charging point. with gardens front and rear. Tudor gardens 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

Stairs leading to first floor, doors to Living room, study, family room and cloakroom

LIVING ROOM

Window to front aspect, Bifold doors to rear.

STUDY

Window to front aspect

CLOAKROOM

Fitted with a two piece suit comprising low level WC and wash hand basin.

FAMILY ROOM

Window to side aspect, opening to the kitchen diner

UTILITY ROOM

Fitted with a range of modern wall and base units with worktops over.

KITCHEN / DINER

Fitted with a modern range of wall and base unit, integrated appliances. Window to rear aspect. Bifold doors to rear garden

MASTER BEDROOM

Window to rear aspect. opening to dressing room.

DRESSING ROOM

ENSUITE

Fitted with a modern three piece suite comprising low level WC, wash hand basin and shower cubicle. Window to side aspect

BEDROOM TWO

Window to rear aspect

ENSUITE

Fitted with a modern three piece suite comprising low level WC, wash hand basin and shower cubicle.

BEDROOM THREE

Window to front and side aspect

BEDROOM FOUR

Window to front aspect

BATHROOM

Comprising of a four piece suite, low level wc, wash hand basin, free standing 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 leading to the garage.

FLOOR PLANS

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

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