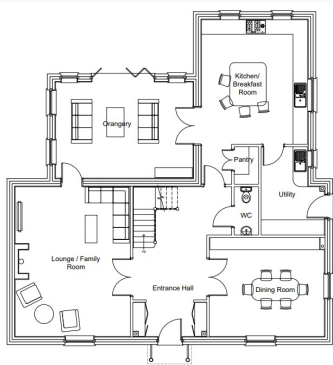


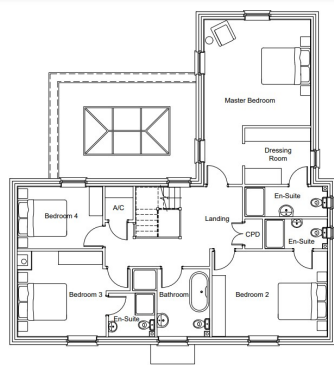


**3 Emerson Court, Fen Road, Holbeach PE12 8FE**

**£750,000**



Ground Floor Plan



First Floor Plan



\*\*\* STUNNING BRAND NEW FOUR BEDROOM STONE BUILT DETACHED HOUSE \*\*\* "Showhome now available, this four double bedroom detached house is well located around the outskirts of Holbeach and will be approximately 2,626 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 bi fold 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. Furthermore the home will have underfloor heating to the ground floor. Externally there will be a double garage and an electric car charging point. Gardens front and rear. Emerson court 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 left of the hall and there will also be a door to enter the W/C.

**KITCHEN / BREAKFAST ROOM**

16' 5" x 14' 4" (5.00m x 4.37m) 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.

**UTILITY ROOM**

12' 3" x 7' 3" (3.73m x 2.21m) Doors leading to the kitchen and to the side of the property. Range of wall and base units.

**ORANGERY**

15' 4" x 12' 10" (4.67m x 3.91m) French doors leading to the garden. Two windows to the rear and also to the side of the property. Skylight window

**LOUNGE**

15' 2" x 20' 0" (4.62m 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**

12' 10" x 15' 3" (3.91m x 4.65m) There will be two windows in the dining room. One facing the front and one facing the side aspect.

**CLOAKROOM**

Wash hand basin and low level WC

**MASTER BEDROOM**

14' 2" x 14' 0" (4.32m x 4.27m) Windows to rear and side aspect, Door to dressing room.

**DRESSING ROOM**

7' 7" x 8' 9" (2.31m x 2.67m) Window to side and door to ensuite.

**ENSUITE**

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

**BEDROOM TWO**

15' 5" x 11' 6" (4.70m x 3.51m) Window to front aspect

**ENSUITE**

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

**BEDROOM THREE**

Window to front aspect.

**ENSUITE**

W/C, Wash hand basin and shower cubicle.

**BEDROOM FOUR**

9' 9" x 11' 3" (2.97m x 3.43m) Window to rear aspect.

**BATHROOM**

Fitted with a four piece suite comprising of a free standing bath, Low level WC, wash hand basin in vanity unit and a shower cubicle.

**OUTSIDE**

To the side of the property is an extensive driveway with parking for several vehicles and a detached double garage with up and over doors. The front garden is laid to lawn. The rear garden is enclosed with patio area and laid to lawn.

**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.

