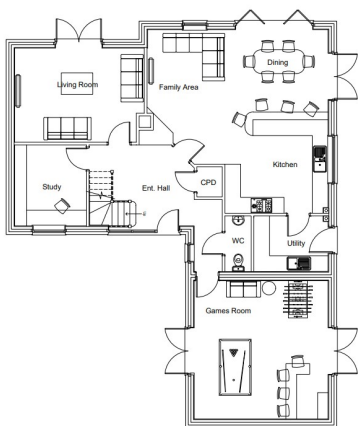


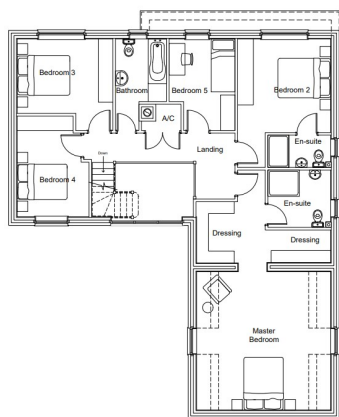


2 Emerson Court, Fen Road, Holbeach PE12 8FE

£800,000



Ground Floor Plan



First Floor Plan



*** PLOT 2 STONE BUILT DETACHED HOUSE WITH DOUBLE GARAGE *** "Available 3rd quarter 2024, this five bedroom detached house is well located around the outskirts of Holbeach and will be approximately 2,561 square feet in size. The ground floor of the property will feature a generous Kitchen/Breakfast/Family room featuring bifold doors and a breakfast bar. Also on the ground floor is a sitting room, study and games room. The Master bedroom will feature an ensuite and dressing room, with a further ensuite to bedrooms two. Externally there will be a double garage and a double carport with an electric car charging point. with gardens front and rear. Emerson Courts 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 doors to study, lounge, games room and kitchen/dining/family room. Stairs will be to the left of the hall and there will also be a door to enter the W/C.

KITCHEN / DINING/ FAMILY ROOM

The windows and bifold doors will be facing out to the garden from the Kitchen/ Breakfast room. There will also be a breakfast bar. The kitchen will feature a range of contemporary units with integrated appliances.

UTILITY ROOM

Door to side aspect

LOUNGE

17' 2" x 16' 6" (5.23m x 5.03m) French Doors to rear aspect

STUDY

8' 9" x 9' 9" (2.67m x 2.97m) Window to front aspect

GAMES ROOM

11' 11" x 15' 11" (3.63m x 4.85m) French doors to front and rear aspect

CLOAKROOM

WC, wash hand basin

MASTER BEDROOM

17' 3" x 11' 2" (5.26m x 3.40m) Windows facing front and rear of the house. Dressing room leading to ensuite.

DRESSING ROOM

7' 2" x 8' 6" (2.18m x 2.59m)

ENSUITE

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

BEDROOM TWO

11' 7" x 11' 7" (3.53m x 3.53m) Window to rear aspect

ENSUITE

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

BEDROOM THREE

11' 3" x 8' 1" (3.43m x 2.46m) Window to rear aspect

BEDROOM FOUR

Window to front aspect

BEDROOM FIVE

Window to rear aspect

BATHROOM

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

DOUBLE GARAGE

Extensive driveway leading to a 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 double 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.

