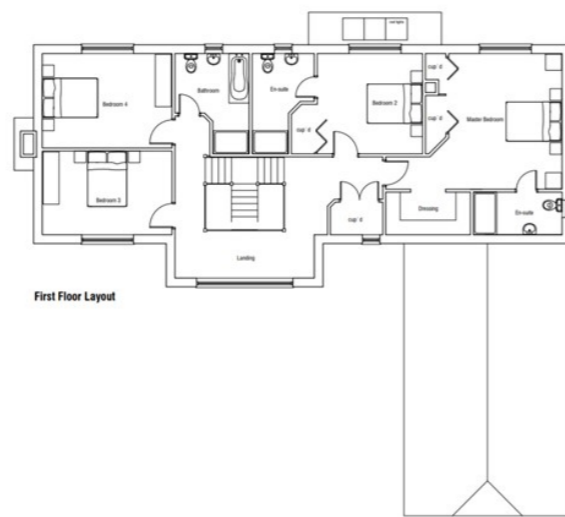
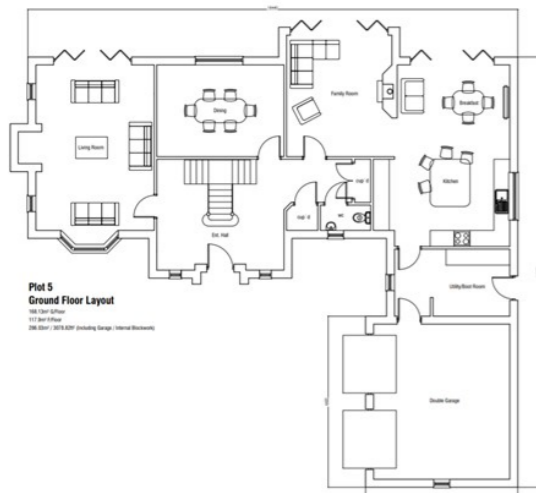




Plot 5 Manor Gardens, Holbeach, Lincolnshire, PE127AX

P.O.A.



*** STUNNING BRAND NEW DETACHED HOUSE *** "Available summer 2022, this four double bedroom detached house being built by Seagate Homes will be well located in Fleet, Holbeach and will be approximately 3079 square feet in size. The ground floor of the property will feature a generous open plan kitchen dining family room with bi fold doors opening out to the garden, as well two further reception rooms. The principle bedroom will feature an en suite and dressing room, with a further en suite to bedroom two. Furthermore the home will have an air source heat pump and underfloor heating. Externally there will be a double garage and an electric car charging point. with gardens front and rear. Holbeach Manor will feature a combination of five superior bungalows and houses set on a private enclave. EPC currently unavailable."

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.

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

Will have Entrance Door with windows to either side, two storage cupboards and stairs to first floor.

CLOAKROOM

Will have wash hand basin and a WC with a window.

LIVING ROOM

6.21m plus bay x 4.55m (20' 4" x 14' 11") (approx). Will have bay window to the front, two windows to the side and bi fold doors leading out to the rear garden.

DINING ROOM

4.78m x 3.44m (15' 8" x 11' 3") (approx). Will have window to the rear.

KITCHEN DINING FAMILY ROOM

4.79m x 3.99m (15' 9" x 13' 1") plus 6.81m x 4.41m (22' 4" x 14' 6") plus Will have two sets bi fold doors leading to the rear garden and window to the side. The kitchen will feature a range of contemporary units with integrated oven, hob and sink.

UTILITY/BOOT ROOM

4.34m x 2.51m (14' 3" x 8' 3") Will be fitted with a range of units, window to the front, door to the rear and door giving access to the garage.

LANDING

Will have a feature window to the front and storage cupboard.

BEDROOM ONE

5.25m x 5.24m (17' 3" x 17' 2") (approx). Will have window to the rear and built in wardrobes.

DRESSING ROOM

2.95m x 1.47m (9' 8" x 4' 10") (approx).

EN SUITE ONE

3.03m x 1.47m (9' 11" x 4' 10") (approx). Will have a window to the side, wash hand basin, WC and shower cubicle.

BEDROOM TWO

4.23m x 3.25m (13' 11" x 10' 8") (approx). Will have a window to the rear and built in wardrobe.

EN SUITE TWO

3.29m x 2.16m (10' 10" x 7' 1") (approx). Will have a window to the rear, WC, wash hand basin and shower cubicle.

BEDROOM THREE

4.55m x 2.88m (14' 11" x 9' 5") (approx). Will have a window to the rear.

BEDROOM FOUR

4.55m x 3.25m (14' 11" x 10' 8") (approx). Will have a window to the front.

BATHROOM

Will have a window to the rear, paneled bath, WC, wash hand basin and shower cubicle.

OUTSIDE

The property will have gardens to the front and rear with driveway leading to a double garage.

DOUBLE GARAGE

7.05m x 5.73m (23' 2" x 18' 10") (approx). Will have two up and over doors to the front, window the side and door giving access to the Utility Room. There will also be an electric car charging point fitted.

FLOORPLAN

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.

