



- Executive Detached Property
- 3 Reception Rooms
- Office
- 2 En-Suite
- 4 Double Bedrooms
- Fully Renovated
- Gated Driveway
- Viewing Highly Recommended

Emerald House, Holton-Cum-Beckering, LN8 5NG,  
£535,000





Starkey&Brown is pleased to offer for sale this executive 4 bedroom detached located in the village of Holton-Cum-Beckering. Accommodation briefly comprises of 22ft lounge, 2 further reception rooms, kitchen family room and a utility room. Rising to the first floor there are 4 double bedrooms, 2 bedrooms featuring en-suite bathrooms and a family bathroom. Outside to the rear of the property there is a well presented garden with hot tub and outdoor kitchen (available for sale by separate negotiation). To the front of the property there is a large gated private driveway and an integral garage. This property has undergone a full renovation throughout featuring high quality finishes. Holton-Cum-Beckering is a small village and civil parish and is situated 6 miles from the village of Market Rasen and 20 minute drive from the Cathedral city of Lincoln. Viewing highly recommended. Call today to arrange a viewing. Council tax band: E. Freehold.



## Entrance Hall

Having tiled flooring and opening into:

## Lounge

22' 6" x 13' 3" (6.85m x 4.04m)

Having window to front and side aspects, a media wall with lighting, under flooring heating and coved ceiling with LED remote control lighting.

## Dining Room

12' 7" x 8' 0" (3.83m x 2.44m)

Having French doors leading to rear garden, window to front aspect, under flooring heating and marble tiled flooring.

## Office

9' 11" x 8' 0" (3.02m x 2.44m)

Having window to rear aspect.

## Downstairs WC

Having low level WC, wash hand basin and tiled walls.

## Kitchen

18' 6" x 7' 4" (5.63m x 2.23m)

Having a range of base and eye level units with solid wood counter worktops, integral appliances to include fridge freezer, dishwasher, wine cooler, electric hob with extractor over, oven, kitchen island and sink. Leading into:

## Family/Dining Room

18' 6" x 11' 8" (5.63m x 3.55m)

Having 2 windows to side aspect, full length windows facing the rear aspect and full length windows and French doors to the other aspect, built-in bench dining area.

## Utility Room

8' 4" x 4' 11" (2.54m x 1.50m)

Having space and plumbing for washing machine and tumble dryer, window to side aspect, wooden worktop and cupboards. Door leading to outside rear.

## Large Hallway

27' 1" x 20' 6" (8.25m x 6.24m)

Having herringbone style floor and radiator.

## Master Bedroom

18' 1" x 13' 3" (5.51m x 4.04m)

Having window to front aspect, radiator and open walk-in wardrobe. Access into:

## En-Suite Bathroom

7' 0" x 6' 4" (2.13m x 1.93m)

Having panelled bath, low level WC, wash hand basin, heated towel rail, window to side aspect, tiled walls and flooring.

## Bedroom 2

16' 2" x 14' 4" (4.92m x 4.37m)

Having window to front aspect and fitted storage. Door leading into:

## En-Suite Bathroom

10' 8" x 6' 4" (3.25m x 1.93m)

Having open shower, low level WC, heated towel rail, wash hand basin unit, fully tiled walls and flooring.

## Bedroom 3

11' 4" x 11' 0" (3.45m x 3.35m)

Having 2 windows to the front of the property and radiator.

## Bedroom 4

11' 8" x 11' 8" (3.55m x 3.55m)

Having window to rear aspect, fitted storage and radiator.

## Family Bathroom

15' 8" x 7' 8" (4.77m x 2.34m)

Having a velux skylight window, open shower, low level WC, wash hand basin unit, radiator, feature bath tub, tiled walls and flooring.

## Outside Rear

Enclosed by a wall perimeter, large patio area, astro turf, covered outdoor pergola with gas barbecue area, electric fridge worktop and storage space, hot tub (for sale by separate negotiation) and decking area. Rear access to garage.

## Outside Front

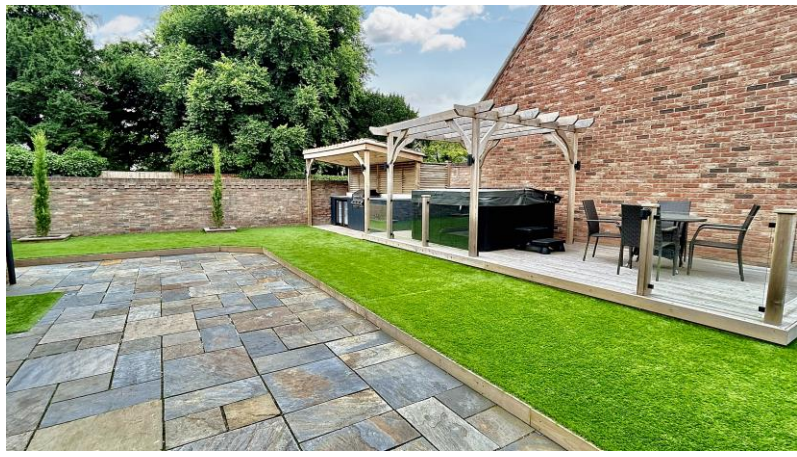
Having gated private driveway with raised bed borders, slate gravelled area and a hardstanding area.

## Integral Garage

22' 6" x 9' 6" (6.85m x 2.89m)

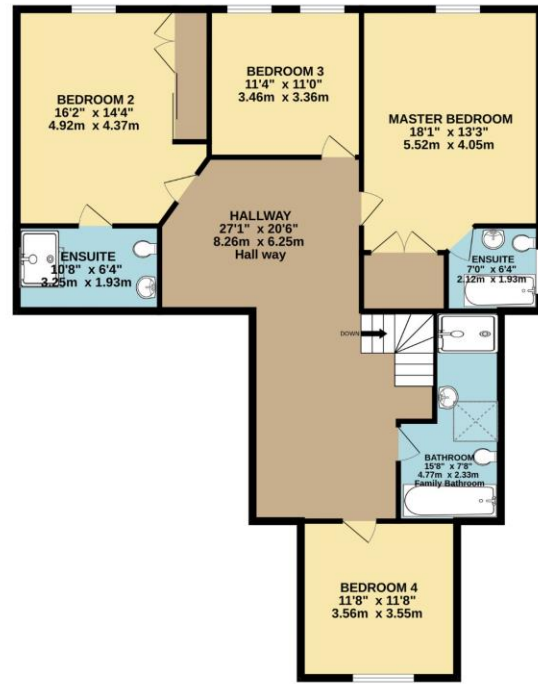
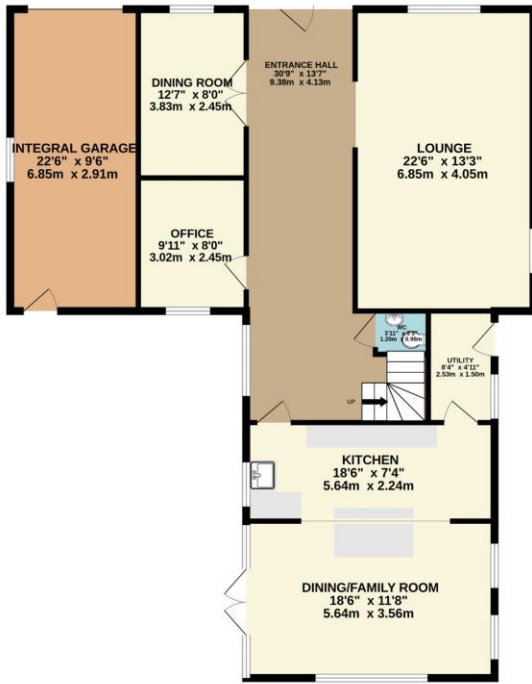
Having up and over door, power and light.





GROUND FLOOR  
1381 sq.ft. (128.3 sq.m.) approx.

1ST FLOOR  
1301 sq.ft. (120.9 sq.m.) approx.



TOTAL FLOOR AREA : 2682 sq.ft. (249.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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