

Plot 1 Emerson Court, Off Fen Road, Spalding, PE12 8QD

£850,000

- Built to a high specification
- Underfloor heating
- Stone build
- Double garage
- Modern unique design
- Small private development of 5 properties
- Over 3000 sq ft
- Four en-suites
- Choice of kitchens and bathrooms (multiple options)
- Must view site !

Exclusive New Development – Emerson Court

Something truly special and definitely worth a look! Welcome to Emerson Court, a private estate of just five stunning stone-built homes, each designed to impress.

Situated on the edge of Holbeach, this exclusive development offers spacious, beautifully designed homes featuring double garages, large flowing rooms, and luxurious underfloor heating.

Secure your plot early and enjoy the opportunity to personalize your dream kitchen and choose your ideal bathroom style.

Looking for something different? Book your viewing today!

Entrance Hall 14'11" x 9'7" (4.57m x 2.94m)



Composite entrance door with glazed side panels to front. Recessed ceiling. Recessed spot lights. Stairs to first floor landing. Wall mounted under floor heating controls.

Study 9'3" x 11'8" (2.84m x 3.57m)



Two PVC double glazed windows to front. Skimmed ceiling. Eye level power point and TV point.

Cloakroom

Skimmed ceiling. Recessed spot lights. Extractor fan. LVT flooring. Fitted close coupled toilet with push button flush. Wash hand basin with chrome

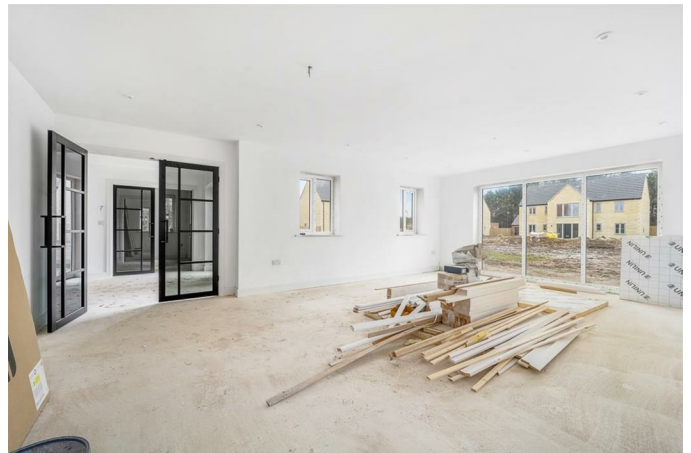
mixer tap over with built in storage beneath. Tiled splash back.

Utility Room 9'2" x 11'7" (2.81m x 3.54m)



PVC double glazed window and door to rear. Skimmed ceiling. Recessed spot lights. Extractor fan. Wall mounted Ideal mains gas heating boiler. Wall mounted under floor heating thermostat.

Open Plan Living Area 15'1" x 12'9" (4.60m x 3.89m)



PVC double glazed picture window to rear. PVC double glazed bi-fold door to side. Skimmed ceiling. Eye level power point and TV point.

Kitchen 15'0" x 17'2" (4.59m x 5.24m)

PVC double glazed bi-fold door to rear. Skimmed ceiling. Recessed spot lights. Wall mounted under floor heating thermostat. Eye level power point and TV point. Kitchen fittings to follow.

Lounge 22'11" x 15'1" (7.00m x 4.61m)



PVC double glazed window to front and side. Skimmed ceiling. Recessed spot lights. Eye level power point and TV point.

First Floor Landing 22'3" x 7'10" (6.79m x 2.39m)



PVC double glazed window front. Skimmed ceiling. Recessed spot lights. Radiator. Loft access.

Bedroom 1 21'9" x 13'7" (max) including entrance and en-suit (6.63m x 4.15 (max) including entrance and en-suite)



PVC double glazed picture window to front. Sky light. Skimmed ceiling. Recessed spot lights. Two radiators. Eye level power point and TV point.

Walk in Wardrobe 7'6" x 7'6" (2.31m x 2.30m)



Skimmed ceiling. Recessed spot lights.

En-suite 7'8" x 11'11" (2.34m x 3.65m)



PVC double glazed window to side. Skimmed ceiling. Recessed spot lights. Extractor fan. LVT flooring. Wall mounted chrome heated towel rail. Tiled walk in shower enclosure with glass sliding door and thermostatic bar shower over. Close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap and tiled splash back set in vanity unit with built in storage.

Bedroom 2 12'2" x 11'10" (3.71m x 3.61m)



PVC double glazed window to front. Skimmed ceiling. Recessed spot lights. Eye level power point and TV point.

Dressing Area 5'4" x 11'6" (1.65m x 3.53m)



Sky light. Skimmed ceiling. Recessed spot lights.

En-suite 6'4" x 8'6" (1.95m x 2.60m)



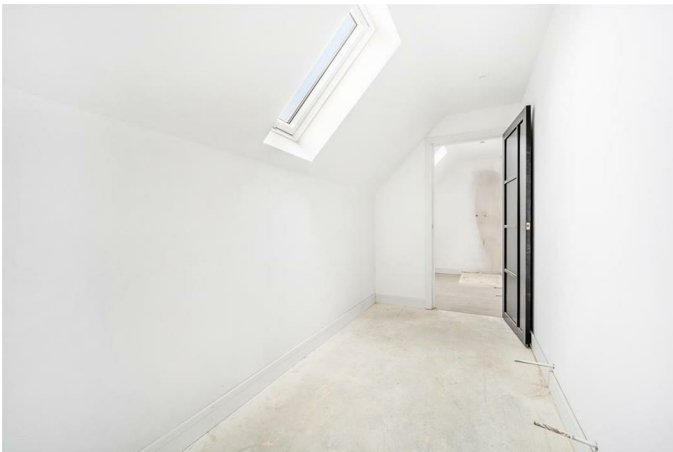
Sky light. Skimmed ceiling. Recessed spot lights. Extractor fan. LVT flooring. Wall mounted chrome heated towel rail. Tiled walk in shower enclosure with glass sliding door. Close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap and tiled splash back set in vanity unit with built in storage.

Bedroom 3 9'8" x 11'10" (2.95m x 3.61m)



PVC double glazed window to rear. Skimmed ceiling. Recessed spot lights. Radiator. Eye level power point and TV point.

Dressing Area 5'4" x 11'11" (1.63m x 3.64m)



Sky light. Skimmed ceiling. Recessed spot lights.

En-suite 3'6" x 10'7" (1.07m x 3.24m)



Sky light. Skimmed ceiling. Recessed spot lights. Extractor fan. LVT flooring. Wall mounted chrome heated towel rail. Tiled walk in shower enclosure with glass sliding door. Close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap and tiled splash back set in vanity unit with built in storage.

Bedroom 4 12'8" x 9'8" (3.87m x 2.97m)



PVC double glazed window to rear. Skimmed ceiling. Recessed spot lights. Radiator. Eye level power point and TV point.

En-suite



PVC double glazed window to side. Skimmed ceiling. Recessed spot lights. Extractor fan. LVT flooring. Wall mounted chrome heated towel rail. Free standing bath with chrome mixer tap over. Tiled walk in shower enclosure with glass screen and sliding door and thermostatic bar shower. Close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap and tiled splash back set in vanity unit with built in storage.

Outside



There is a driveway to the side of the property providing off road parking up to 6 vehicles leading to a detached double garage with side gated access leading to the rear garden.

The rear garden is enclosed by timber fencing with a generous sand stone patio area. There is outside lighting.

Garage 19'11" x 20'4" (6.09m x 6.22m)

Twin up and over garage doors to front. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 8QD

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: TBC

Annual charge: Management Company - costs to be advised

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Individual treatment plant

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: TBC

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

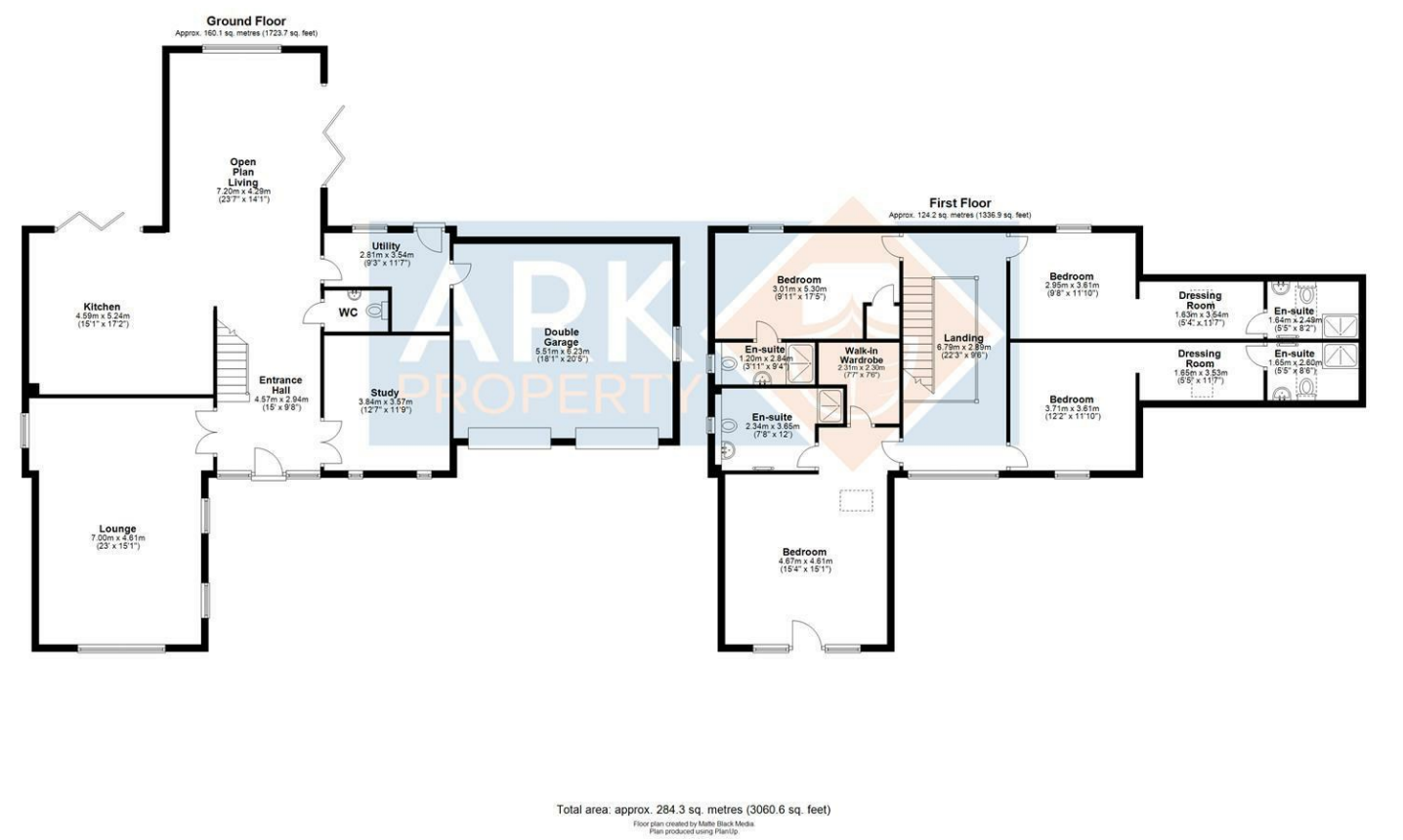
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

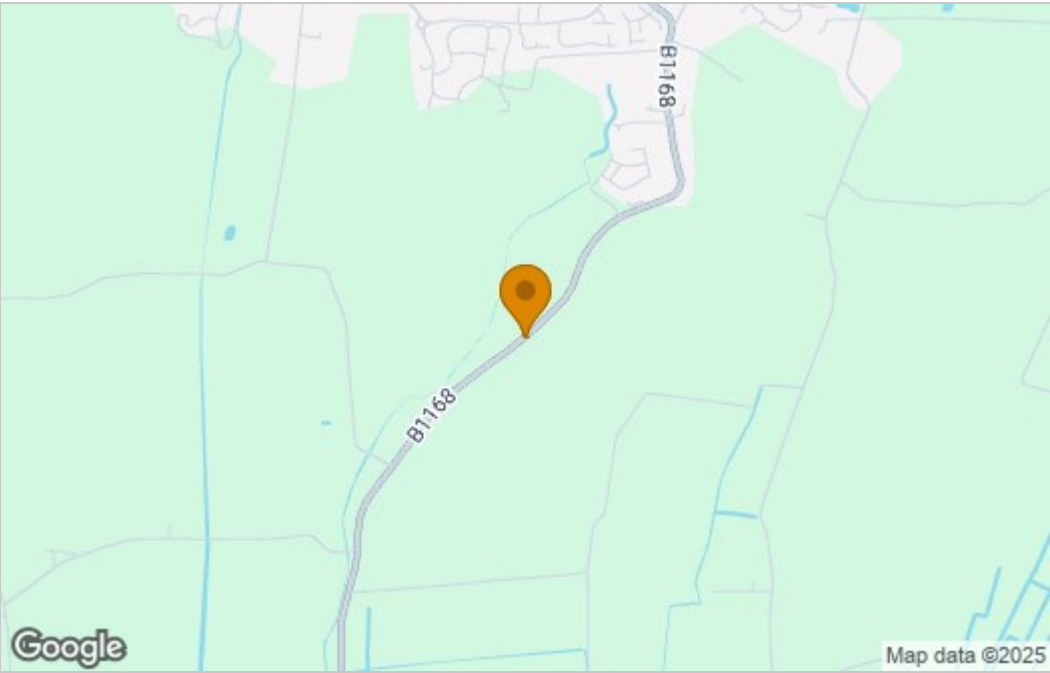
Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

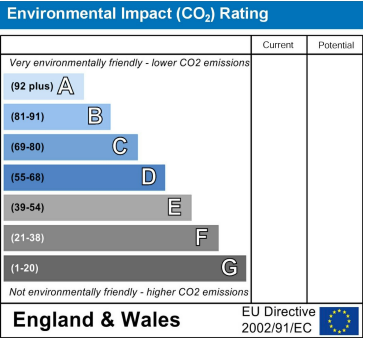
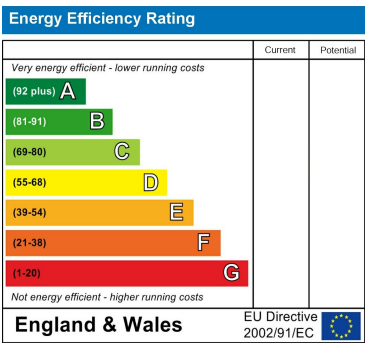
Floor Plan



Area Map



Energy Efficiency Graph



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