



## **Plot 2 Emerson Court , Off Fen Road, Spalding, PE12 8QD**

**£725,000**

- Built to a high specification
- Underfloor heating
- Stone build
- Double garage
- Modern unique design
- Small private development of 5 properties
- Over 3000 sq ft
- Must view site !



**Plot 2 – Stunning 2,800 sq. ft. Family Home**

This amazing home at Emerson Court offers an impressive 2,800 sq. ft. of beautifully designed living space, perfect for modern family life. The open-plan kitchen and living area creates a fantastic social hub, complemented by two additional reception rooms for versatility.

From the striking vaulted entrance to the galleried landing, this home is designed to impress. The spacious bedrooms continue the wow factor, providing comfort and style throughout.

At this stage, you still have the chance to put your own stamp on the design—don't miss this incredible opportunity!

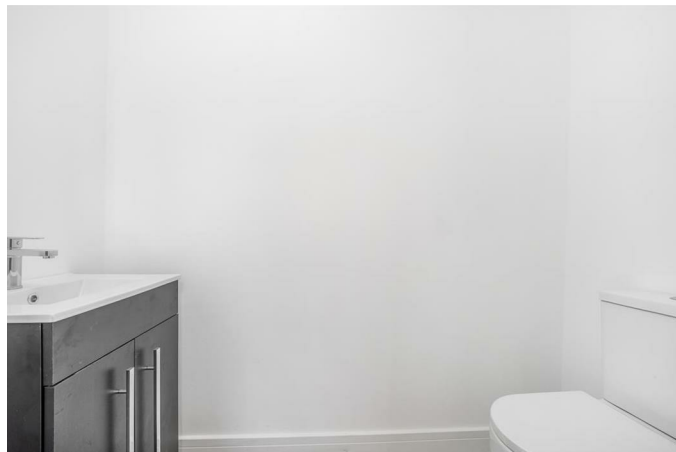
Come and see for yourself – book a viewing today.

**Entrance Hall 9'9" x 16'6" (2.99m x 5.03m)**



Composite entrance door with glazed side panels to front. Double height entrance hallway with stairs to first floor. Wall mounted under floor central heating controls. Built in storage cupboard.

**Cloakroom 7'7" x 4'7" (2.32m x 1.41m)**



Skimmed ceiling. Recessed spot lights. Extractor fan. LVT flooring. 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.

**Lounge 17'1" x 16'6" (5.23m x 5.04m)**



PVC double glazed French doors to front and rear. Skimmed ceiling. Recessed spot lights. Underfloor heating. Eye level power point and TV point.

**Study 9'9" x 8'9" (2.99m x 2.68m)**



PVC double glazed window to front. Skimmed ceiling. Recessed spot lights. Wall mounted under floor heating controls.

**Dining Room 11'9" x 15'11" (3.59m x 4.87m)**



PVC double glazed French doors to rear. Skimmed ceiling. Recessed spot lights. Underfloor heating with wall mounted controls. Eye level power point and TV point.

**Kitchen 12'5" x 12'8" (3.81m x 3.87m)**



PVC double glazed window to side and rear. French doors to rear and side opening onto the garden.

Skimmed ceiling. Recessed spot lights. Under floor heating with wall mounted controls. Eye level power point and TV point. Fitted with matching range of base and eye level units with complementary Quartz worktop and matching upstands. Four ring induction hob with extractor hood over. Eye level integrated oven and grill. Integrated fridge freezer. Integrated dishwasher.

**Open Plan Living 14'2" x 23'2" (4.34m x 7.08m)**



PVC double glazed window to rear. PVC double glazed French door to rear. Skimmed ceiling. Eye level power point and TV point.

**Utility Room 6'10" x 9'0" (2.09m x 2.76m)**



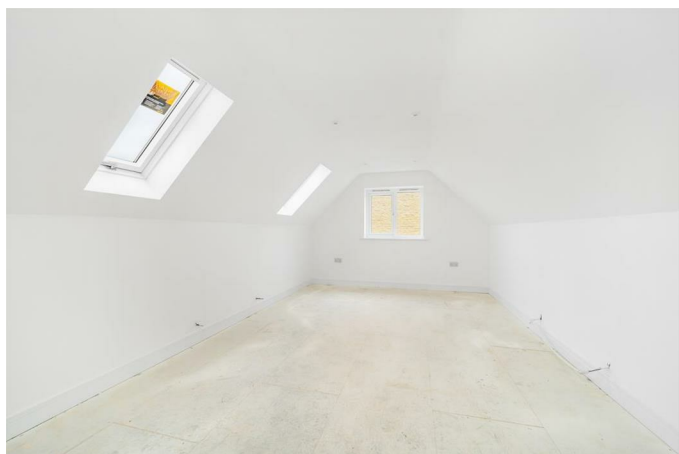
PVC double glazed door to side. Skimmed ceiling. Recessed spot lights. Underfloor heating with wall mounted controls. Fitted with a matching range of base and eye level units with complimentary Quartz worktops and matching upstands. Inset composite sink with chrome mixer tap over. Space and plumbing for washing machine. Wall mounted mains gas central heating boiler.

**First Floor Landing 10'3" x 17'8" (3.14m x 5.39m)**



PVC double glazed picture window to front. Skimmed ceiling. Recessed spot lights. Loft access. Built in airing cupboard with hot water cylinder.

**Bedroom 1 17'1" x 11'2" (5.23m x 3.42m)**

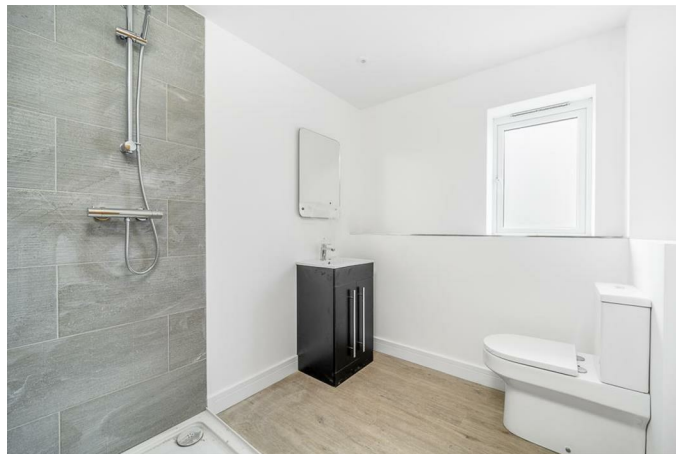


PVC double glazed window to side and sky lights to rear. Vaulted ceiling. Skimmed ceiling. Recessed spot lights. Radiator. Eye level power point and TV point. Radiator.

**Dressing Room 7'10" x 16'3" (2.41m x 4.97m)**

Skimmed ceiling. Recessed spot lights.

**En-suite 7'0" x 7'9" (2.15m x 2.37m)**



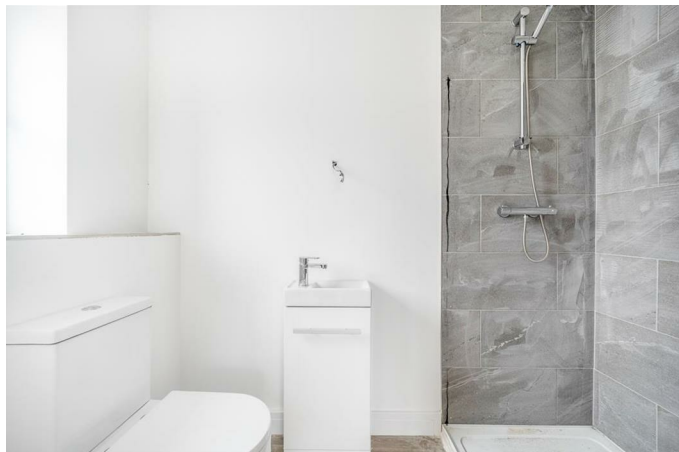
PVC double glazed window to side. Skimmed ceiling. Recessed spot lights. Extractor fan. LVT flooring. Wall mounted chrome heated towel rail. Tiled walk in shower enclosure with glass sliding door and thermostatic shower bar. Close coupled toilet with push button flush. Ceramic wash hand basin with chrome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

**Bedroom 2 11'7" x 11'6" (3.55m x 3.52m)**



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

**En-suite 4'3" x 7'9" (1.30m x 2.37m)**



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 shower bar. 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. Wall mounted illuminated mirror.

**Bedroom 3 9'2" x 11'10" (2.80m x 3.63m)**



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

**Bedroom 4 12'4" x 8'11" (3.78m x 2.74m)**



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

**Bedroom 5 11'4" x 8'1" (3.46m x 2.47m)**



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



### Bathroom 11'3" x 6'3" (3.44m x 1.92m)



PVC double glazed window to rear. Skimmed ceiling. Recessed spot lights. Extractor fan. LVT flooring. Wall mounted chrome heated towel rail. Fitted bath with chrome taps over. Tiled walk in shower enclosure with glass sliding door and thermostatic shower bar. 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 generous driveway providing off road parking leading to double garage with twin up and over doors, power and light connected. Side gated access to rear garden enclosed by timber fencing. Sand stone patio area and external lighting.

### Garage 18'0" x 20'8" (5.50m x 6.30m)



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**

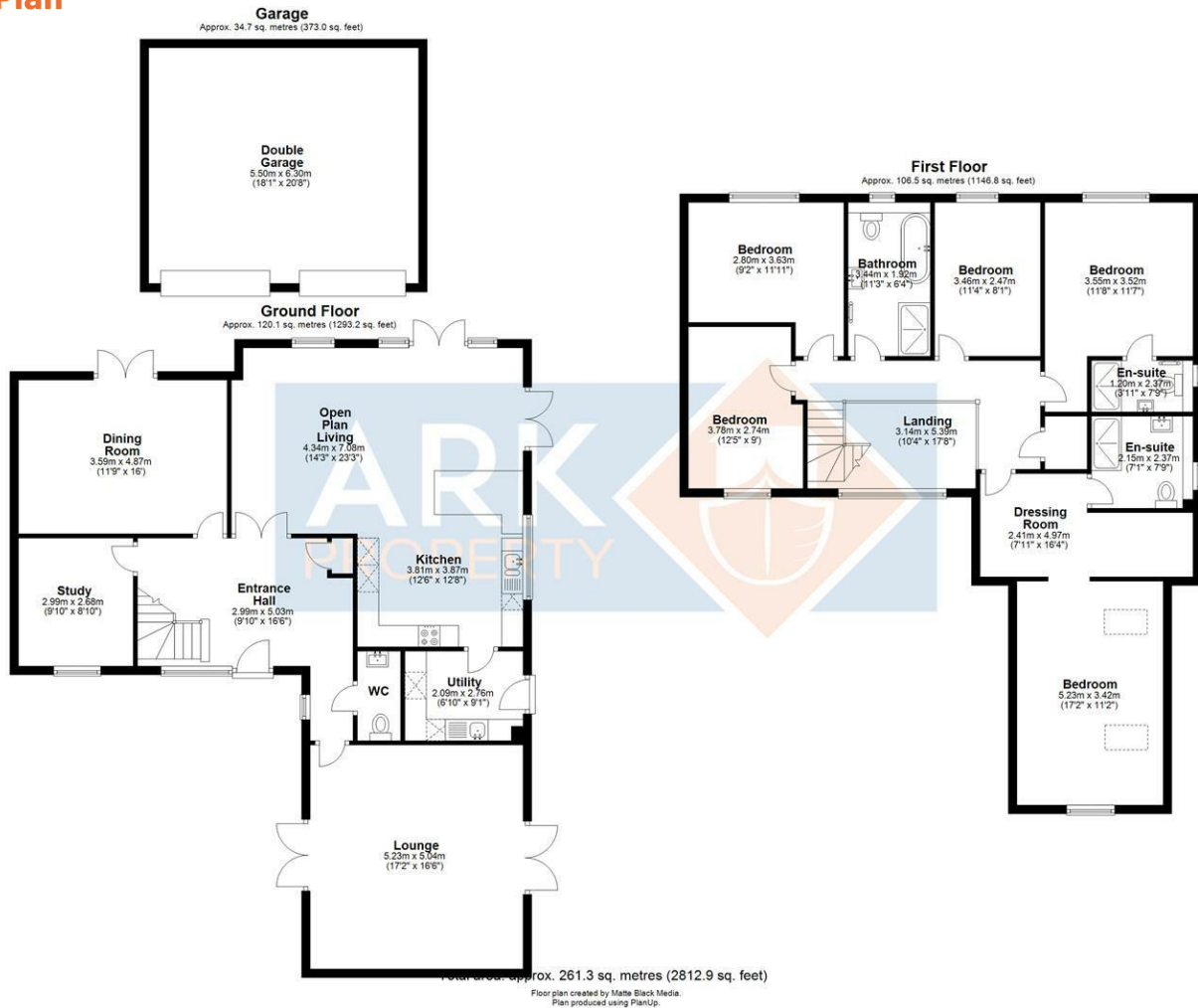
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

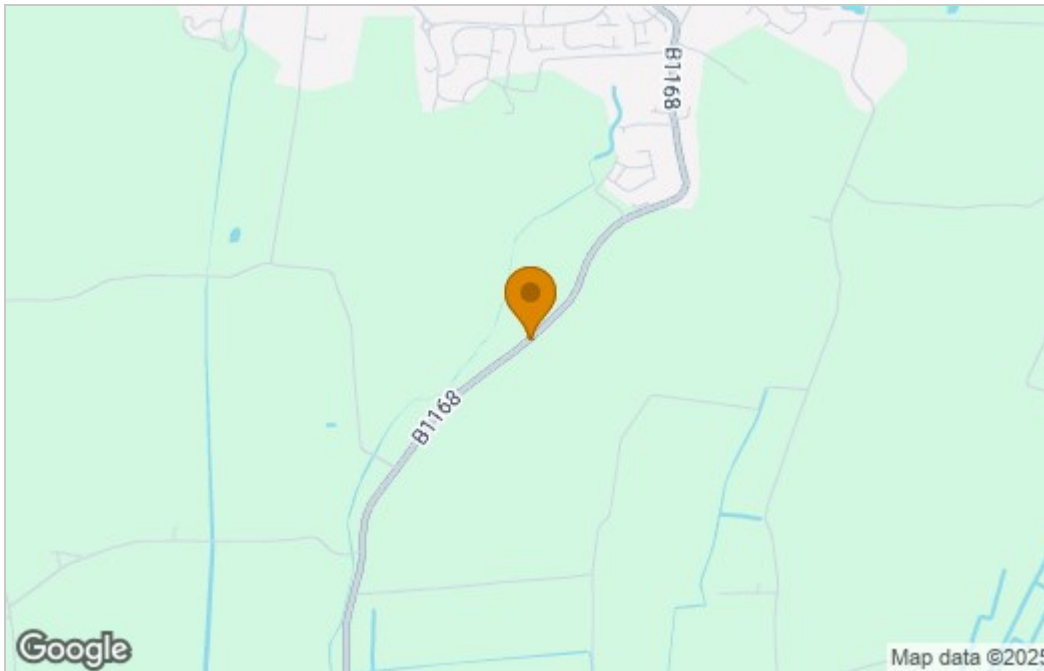
### **Disclaimer**

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



These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

