



## **Plot 3 Emerson Court, Off Fen Road, Spalding, PE12 8QD**

**£720,000**

- 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 3 – The Showhome at Emerson Court  
The flagship home of this exclusive development, Plot 3 is designed for modern living with a stunning open-plan kitchen, featuring an impressive island—perfect for entertaining. Flowing seamlessly into the garden room with its striking lantern ceiling, this space is ideal for bringing the outdoors in. Built in beautiful stone, this home stands out from any other new build locally, offering something truly unique. The well-thought-out layout provides fantastic flow downstairs, while upstairs boasts spacious bedrooms and four stylish bathrooms. With completion fast approaching, now is the perfect time to arrange a viewing and experience the style for yourself!

**Entrance Hall 20'1" x 9'10" (6.13m x 3.01m)**



Composite entrance door with glazed side panels to front. Wall mounted under floor central heating controls. Stairs to first floor landing.

**Lounge 20'1" x 15'2" (6.13m x 4.63m)**



PVC double glazed windows to front and side.

Skimmed ceiling. Recessed spot lights. Underfloor heating. Eye level power point and TV point.

**Dining Room 12'10" x 15'3" (3.92m x 4.67m)**



PVC double glazed windows to front and side. Skimmed ceiling. Recessed spot lights. Underfloor heating with wall mounted controls. Eye level power point and TV point.

**Kitchen 21'9" x 14'2" (6.64m x 4.34m)**



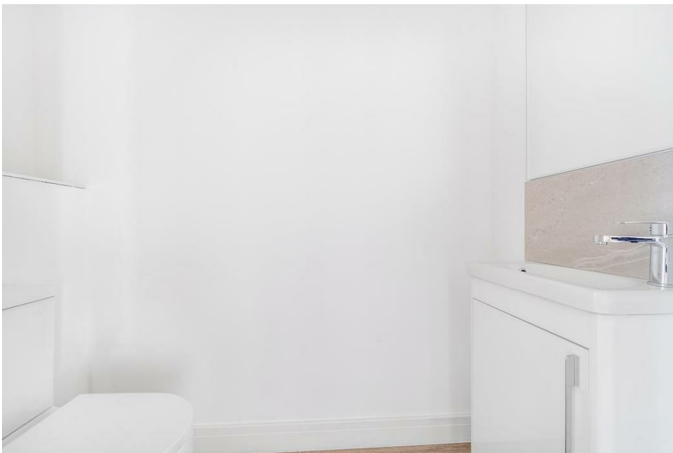
PVC double glazed window to side and rear. Skimmed ceiling. Recessed spot lights. Under floor heating with wall mounted controls. Eye level power point and TV point. Fitted with matching range of base and eye level units with complementary Quartz worktop and matching upstands. Four ring induction hob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

**Utility 12'0" x 8'2" (3.67m x 2.51m)**



PVC double glazed door and window 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.

**Cloakroom**



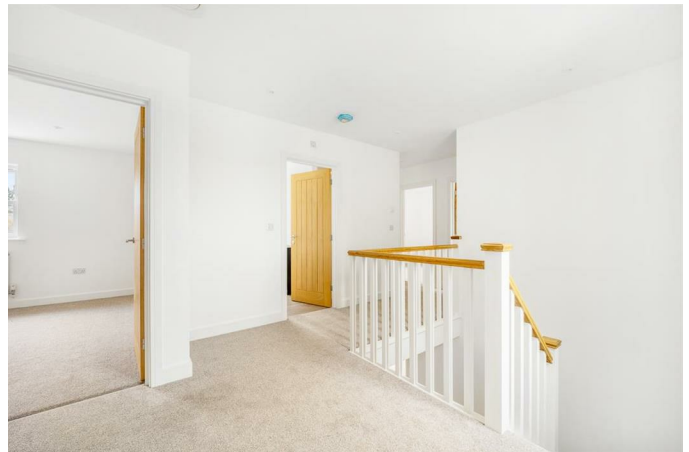
Skimmed ceiling. Recessed spot lights. Extractor fan. LVT flooring. Close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap and tiled splash back set in vanity unit with built in storage.

**Garden Room 12'9" x 18'4" (3.91m x 5.60m)**



PVC double glazed windows to side and rear. Double doors opening to garden. Skimmed ceiling. Recessed spot lights. Glass lantern. Glazed double doors leading to the Kitchen.

**First Floor Landing 10'8" x 13'9" (3.26m x 4.21m)**



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

**Bedroom 1 21'9" x 13'10" (6.64m x 4.22m)**



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

**Dressing Room 7'9" x 8'4" (2.38m x 2.55m)**



Skimmed ceiling. Recessed spot lights.

**En-suite 4'1" x 11'7" (1.26m x 3.55m)**



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 11'6" x 15'3" (3.51m x 4.67m)**



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



**En-suite 3'10" x 11'6" (1.19m x 3.52m)**



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 9'10" x 11'3" (3.00m x 3.44m)**



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

**En-suite 5'8" x 6'5" (1.75m x 1.97m)**



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 4 9'10" x 11'3" (3.01m x 3.43m)**



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

### Bathroom 9'1" x 7'0" (2.78m x 2.14m)



PVC double glazed window to front. Skimmed ceiling. Recessed spot lights. Extractor fan. LVT flooring. Wall mounted chrome heated towel rail. Free standing 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. Wall mounted illuminated mirror.

### 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.

### 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**

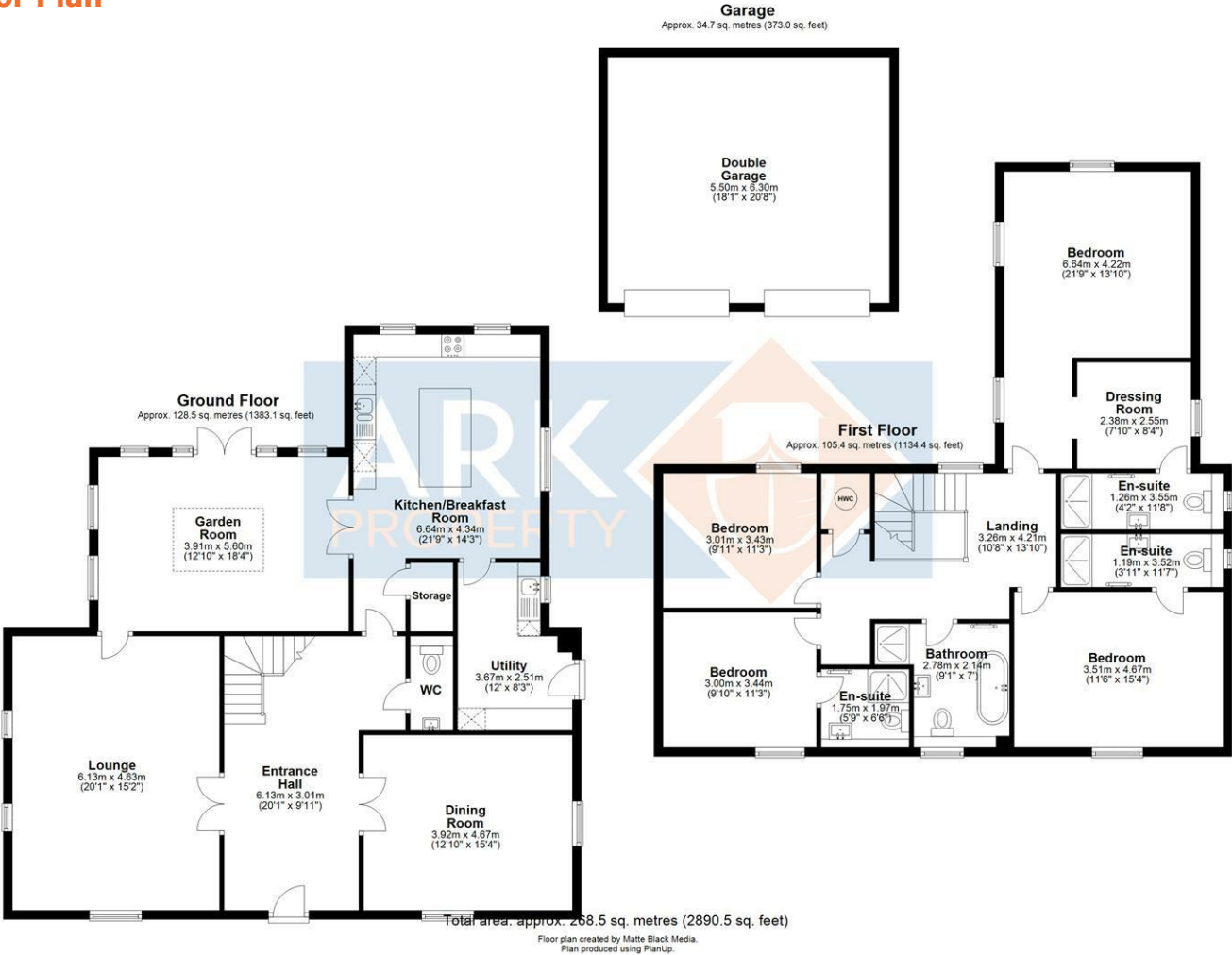
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

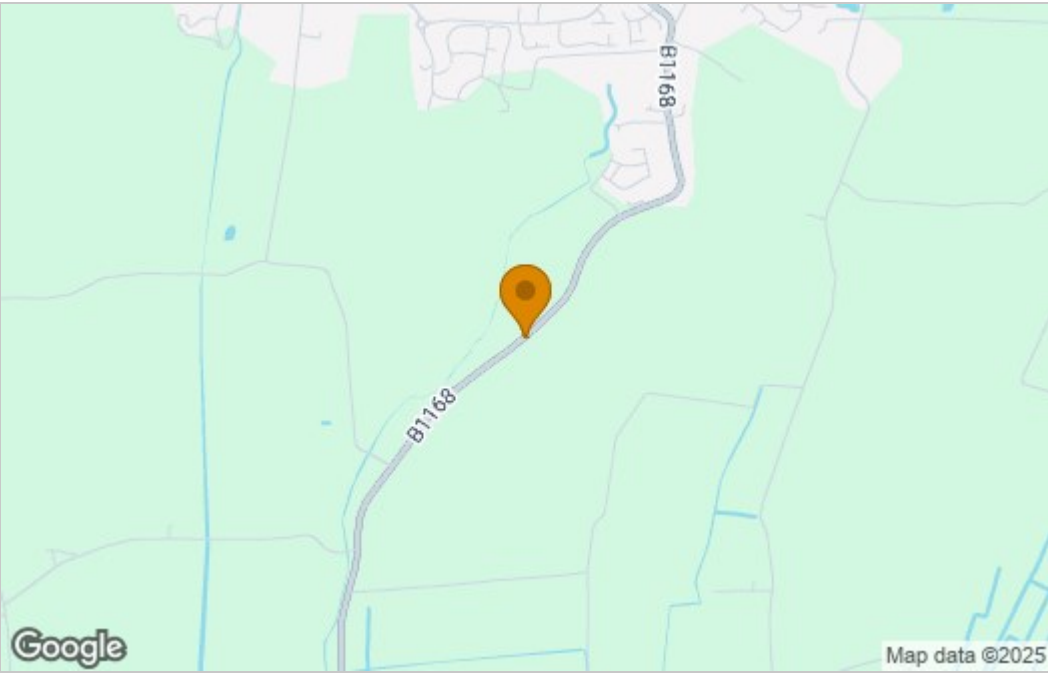
### **Disclaimer**

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

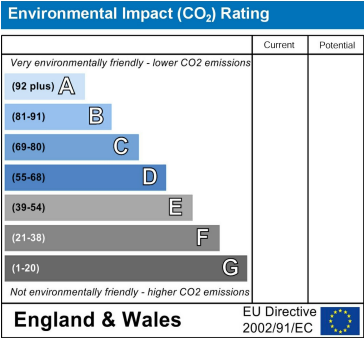
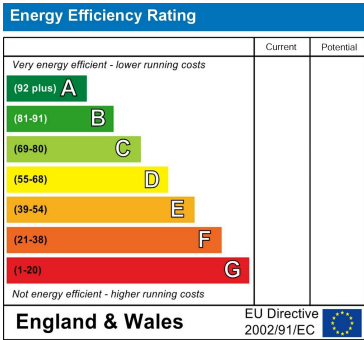
Floor Plan



Area Map



Energy Efficiency Graph



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