



## **Plot 5, Emerson Court 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 5 – A Truly Spectacular Family Home

- Kerb appeal – tick.
- Grand entrance hall – tick.
- Vast space throughout – tick.
- High-spec finish – tick.

Plot 5 at Emerson Court is well on its way to becoming something truly spectacular! Designed with family living in mind, the thoughtfully planned layout ensures a seamless flow from the expansive downstairs living areas to the generously sized bedrooms upstairs.

Secure your plot early and have your say on the finishing touches to make this stunning stone-built home uniquely yours.

Don't miss out—book a viewing today!

### Entrance Hall 5'4" x 12'8" & 20'1" x 9'9" (1.64m x 3.87m & 6.13m x 2.98m)



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.

### Dining Room 13'1" x 15'3" (4.00m x 4.66m)



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

### Cloakroom 5'10" x 8'11" (1.80m x 2.73m)



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.

**Lounge 20'1" x 15'4" (6.13m x 4.69m)**



PVC double glazed windows to front. Skimmed ceiling. Recessed spot lights. Eye level power point and TV point. Glazed door opening to Garden Room.

**Garden Room 12'9" x 18'4" (3.91m x 5.61m)**



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.

**Kitchen 16'6" x 14'0" (5.05m x 4.29m)**



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

**Utility 11'10" x 8'3" (3.62m x 2.54m)**



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

**Pantry 4'6" x 2'11" (1.38m x 0.90m)**

**First Floor Landing 11'0" x 19'11" (3.37m x 6.08m)**



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

**Bedroom 1 14'0" x 14'0" (4.27m x 4.27m)**



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

**Dressing Area 7'5" x 8'9" (2.27m x 2.67m )**



PVC double glazed window to side. Skimmed ceiling. Recessed spot lights.

**En-suite 3'10" x 10'0" (1.18m x 3.05m)**



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 14'5" x 12'8" (4.41m x 3.88m)**



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

**En-suite 8'8" x 3'6" (2.65m x 1.08m)**



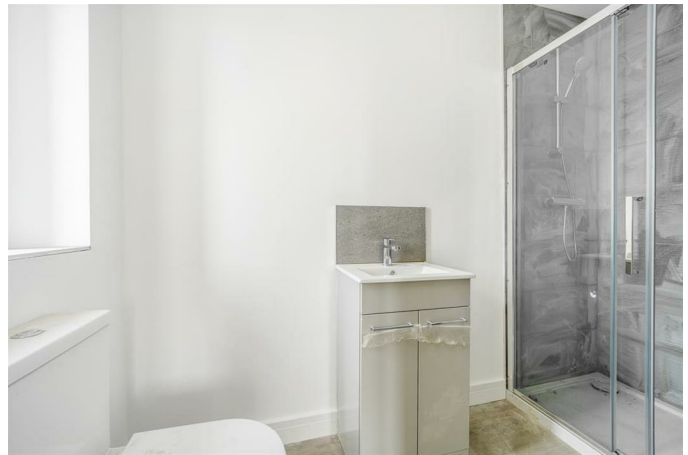
PVC double glazed window front. Skimmed ceiling. Recessed spot lights. Extractor fan. LVT flooring. Wall mounted chrome heated towel rail. Tiled walk in shower enclosure with glass sliding door. Close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap and tiled splash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

**Bedroom 3 11'6" x 13'11" (3.51m x 4.26m)**



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

**En-suite 3'6" x 9'11" (1.08m x 3.04m)**



PVC double glazed window 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. 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 13'0" x 10'0" (3.97m x 3.07m)**

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

**Bathroom 6'7" x 10'8" (2.02m x 3.27m)**

PVC double glazed window rear. 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 leading to double garage with twin up and over doors, power and light connected. 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****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**

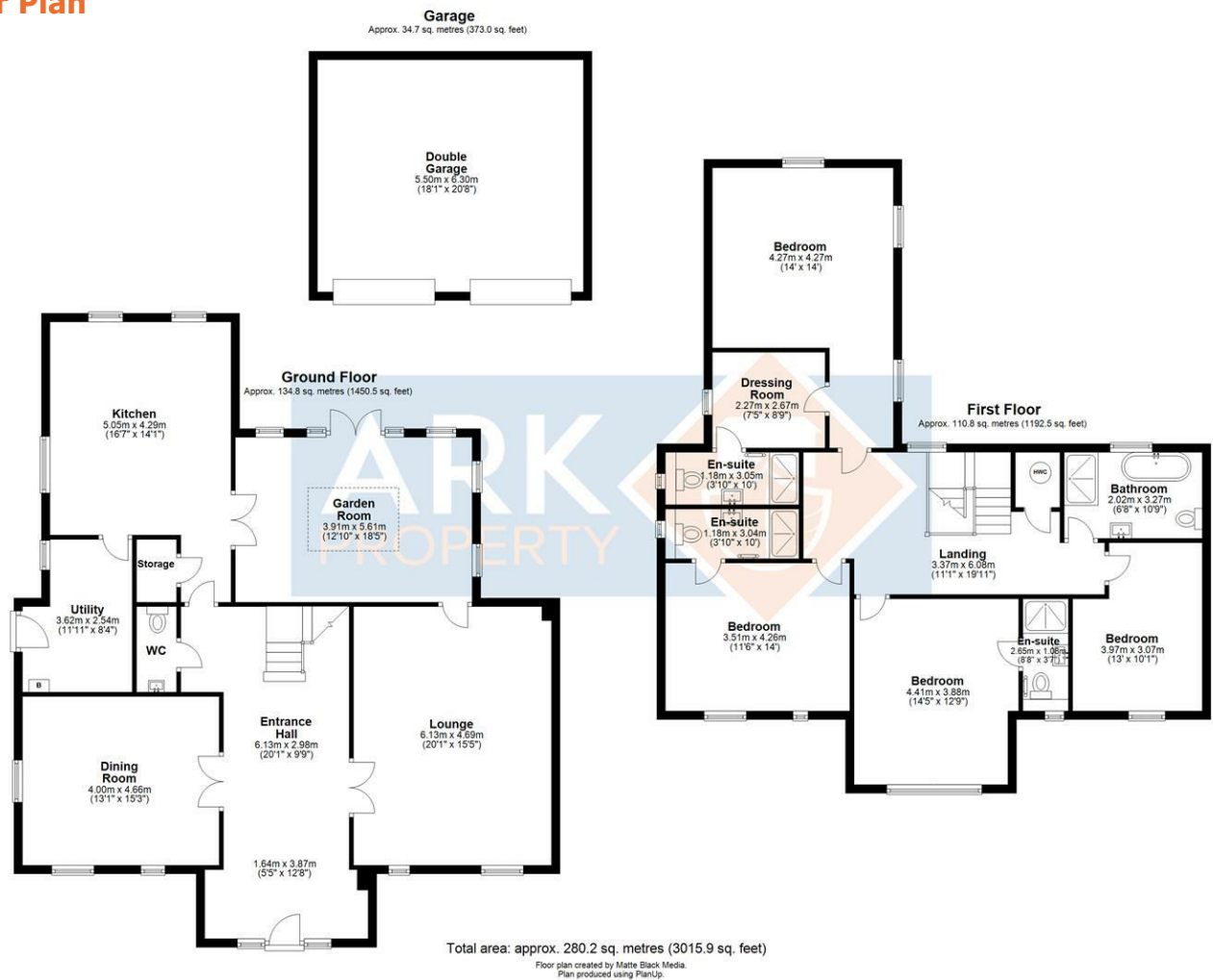
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

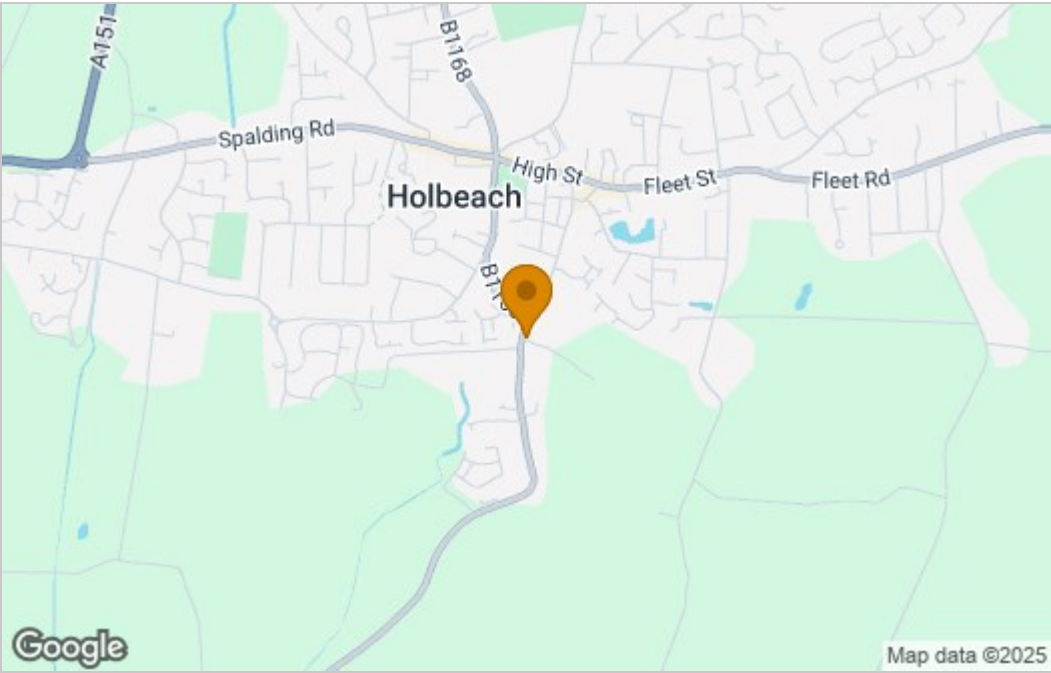
### **Disclaimer**

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.

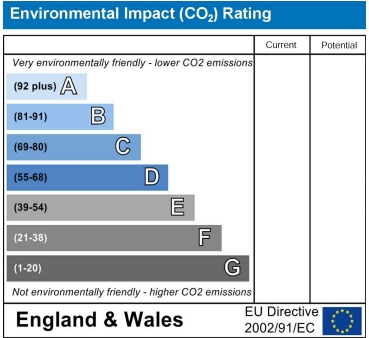
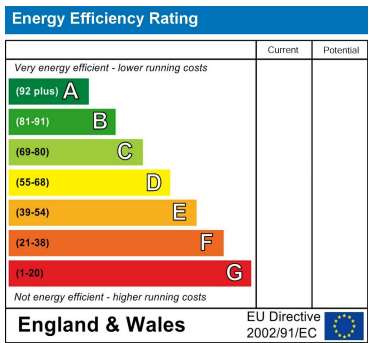
Floor Plan



Area Map



Energy Efficiency Graph



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