



Phase 2 Plot 4, Holbeach, PE12 8QD

£650,000

- Built to a high specification
- Underfloor heating
- Modern Stone build
- Double garage with ample parking
- Modern unique design
- Small private development of 8 properties
- Over 3000 sq ft
- Must view site !
- Large rear garden
- Register with Ark for all new future listings

Plot 4 – Over 3,000 sq. ft. of Exceptional Living Space

If space is what you're looking for, Plot 4 at Emerson Court delivers and more. Spanning over 3,000 sq. ft., this stunning stone-built home offers an abundance of room across three floors, featuring three generous reception rooms and five impressive bedrooms.

With tall glass windows creating a striking frontage and ample parking in front of the double garage, this home has undeniable kerb appeal.

At this stage, you still have the chance to personalize the interiors, don't miss your opportunity to make this incredible home your own! Book a viewing today.

Entrance Hall 13'3" x 10'1"m (4.06m x 3.09mm)



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

Cloakroom 4'11" x 7'11" (1.52m x 2.43m)



PVC double glazed window to side. 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 17'6" x 16'9" (5.35m x 5.12m)



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

Study 15'11" x 10'8" (4.87m x 3.27m)



PVC double glazed windows to side. Skimmed ceiling. Recessed spot lights. TV point. Wall mounted under floor heating controls.

Kitchen 21'10" x 12'0" (6.67m x 3.67m)

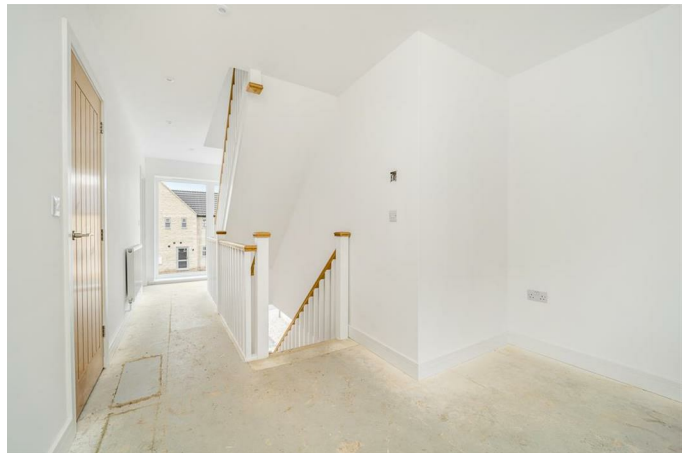
PVC double glazed window to side Double doors to rear and side. Skimmed ceiling. Recessed spot lights. Glazed lantern roof to Dining Area. Under floor heating with wall mounted controls. Eye level power point and TV point. Fitted with matching range of base and eye level units with complementary Quartz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

Dining/Lounge Area 14'2" x 14'2" (4.34m x 4.34m)

UPVC French doors to rear with glazed side panels. UPVC windows to side. Skimmed ceiling. Glazed lantern roof light.

Utility 9'1" x 10'1" (2.78m x 3.08m)

PVC double glazed door to rear. 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 23'1" x 10'1" (7.04m x 3.08m)

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

Bedroom 2 10'6" x 17'0" (3.21m x 5.20m)

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

En-suite 4'4" x 8'3" (1.33m x 2.54m)

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 11'0" x 16'11" (3.36m x 5.17m)

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

En-suite 4'4" x 8'3" (1.34m x 2.54m)

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 13'6" x 12'0" (4.14m x 3.67m)

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

Bathroom 9'2" x 12'0" (2.80m x 3.67m)

PVC double glazed window to rear. 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.

Second Floor Landing 5'6" x 6'2" (1.70m x 1.90m)

Velux window to rear. Skimmed ceiling. Recessed spot lights. Radiator.

Bedroom 1 14'4" x 14'5" (4.37m x 4.40m)

Velux windows to rear. Skimmed and vaulted ceiling. Recessed spot lights. Radiator.

En-suite 7'8" x 6'0" (2.36m x 1.85m)

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 5 14'4" x 14'10" (4.37m x 4.53m)

Velux windows to rear. Skimmed ceiling. Recessed spot lights. Radiator. Eye level power point and TV point.

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 wrapping around to the side and rear with sand stone patio area and external lighting.

Property Postcode

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

About Holbeach

****About Holbeach****

Steeped in history, Holbeach is a charming market town that perfectly blends traditional character with modern convenience. Renowned for its welcoming community spirit, the town offers an excellent range of everyday amenities, making it an ideal place for families, professionals and retirees alike.

The bustling town centre features a variety of independent shops, cafés, restaurants and essential services, alongside well-known supermarkets including Aldi and Tesco, ensuring everything you need is close at hand. Holbeach also benefits from excellent schools, healthcare facilities and a host of leisure opportunities.

At the heart of the community is Holbeach United

Football Club, a well-supported local club that reflects the town's strong sense of pride and togetherness. Throughout the year, local events and markets help create the friendly atmosphere that residents have come to love.

For those who enjoy the outdoors, Holbeach is perfectly positioned to explore both the Lincolnshire and North Norfolk coastlines. Beautiful sandy beaches, nature reserves and picturesque coastal villages are all within comfortable driving distance, offering fantastic days out for the whole family. Whether it's enjoying the traditional seaside attractions of Skegness and Sutton-on-Sea or discovering the stunning scenery of the North Norfolk coast, there is no shortage of places to explore.

The town also offers excellent road connections, with easy access to Spalding, King's Lynn, Boston and Peterborough, making it a convenient base for commuters while still enjoying the relaxed pace of market town living.

Offering a unique combination of heritage, convenience and community spirit, Holbeach continues to be one of South Lincolnshire's most desirable places to call home.

Additional Information

PLEASE NOTE:

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

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

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

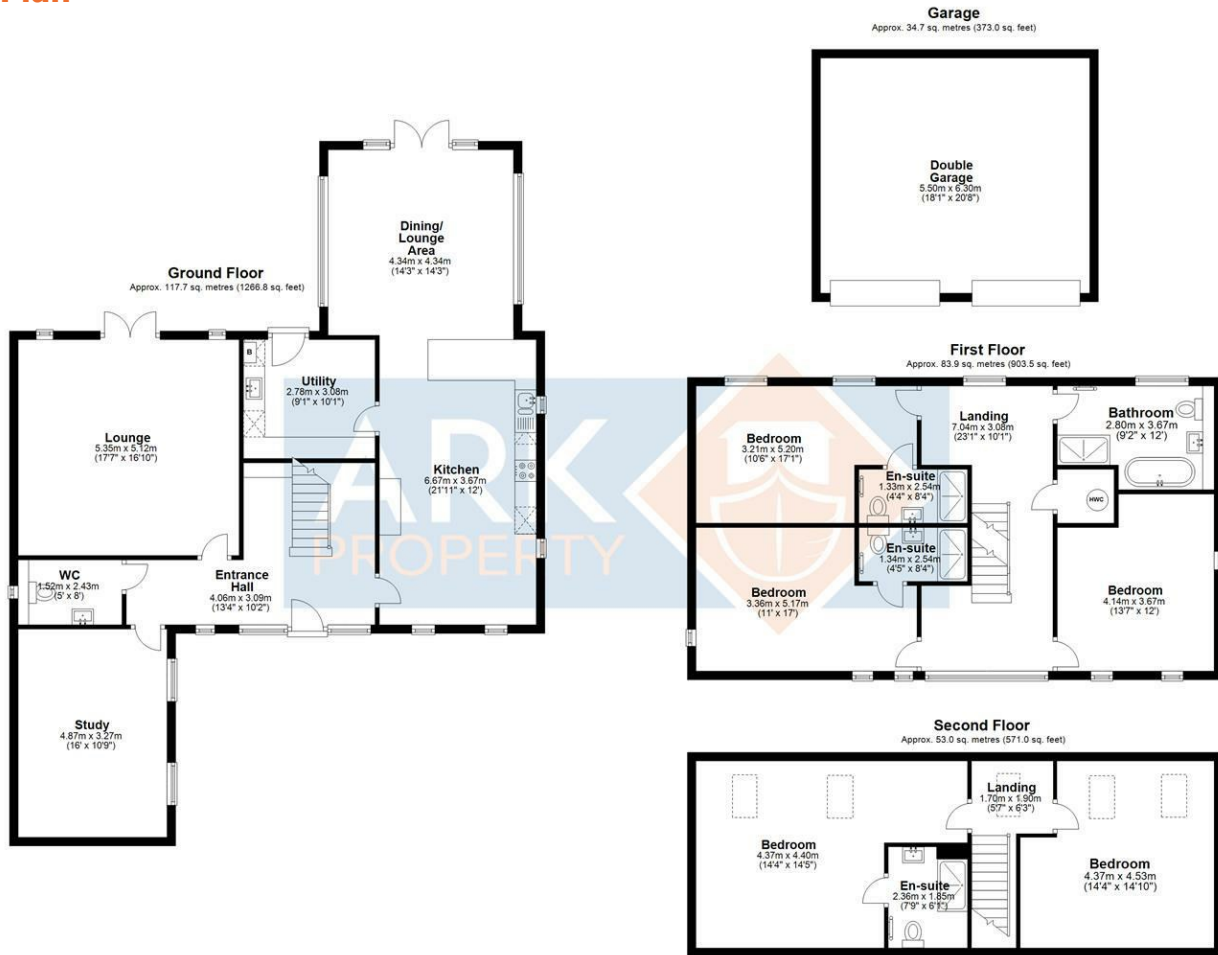
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

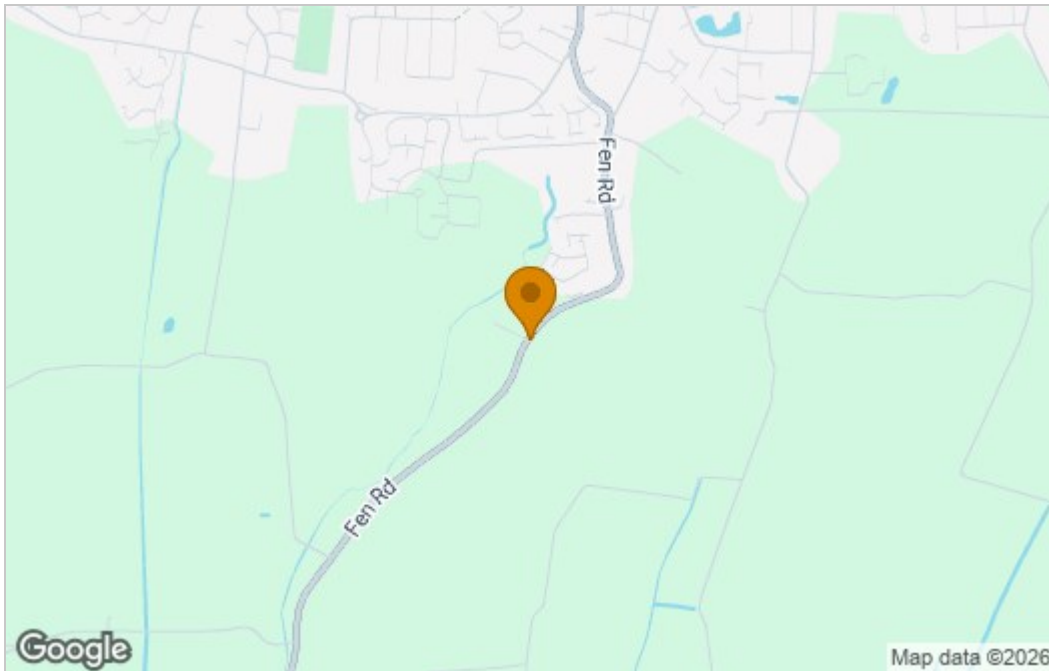
Floor Plan



Total area: approx. 289.3 sq. metres (3114.2 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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