



Emerald House,

| Holton Cum Beckering, Market Rasen | LN8 5NG

£445,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,
Agricultural & Fine Art Auctioneers.

Emerald House

Holton Cum Beckering, Market Rasen

LN8 5NG

A Stunning And Beautifully Presented, Detached Modern Cottage in this small village with Open Views to the Front. Holton-cum-Beckering is located just under five miles from Wragby, a well served former Market Town which has a Primary School, Co-Op Foodstore, Leisure Centre with Swimming Pool, Pubs and Food Outlets including the well regarded Adam & Eve Pub which also offers a B&B service. There are countryside walks around the village itself or in Wragby Woods. Anyone wanting more comprehensive services including De Aston Secondary School which can be found in Market Rasen six miles distance or Lincoln less than twelve miles away.

This gorgeous home has Under Floor Heating to the Ground Floor and the warmth is retained by uPVC double glazing. Anyone wanting a perfect home for entertaining family or friends need look no further with an Open Plan Kitchen/Dining/Family Room for modern living or during Summer months you can enjoy the decked Outdoor Kitchen/Dining and Hot Tub area (hot tub available through separate negotiation). In greater detail, the accommodation comprises: Reception Hall, Cloakroom, Study/Playroom, Living Room, Separate Dining Formal Room, Open Plan Kitchen/Dining/Family Room and Utility Room. Upstairs there is a Galleried Landing opening to Study Area, Four Bedrooms, Two En-Suites and a Main Bathroom. Double opening five bar ranch gates open to the Low Maintenance Frontage with Parking for several cars and access to the Single Garage. The Rear Garden is a perfect entertaining space with the Decked Outdoor Kitchen/Dining space plus lounging area.

- Stunning Detached Modern Cottage
- Sleek Modern Decor and Styling
- Fabulous Open Plan Kitchen/Living/Dining
- Formal Living Room
- Separate Dining Room
- Study or Playroom
- Four Bedrooms
- Two En-Suites plus Bathroom
- Perfect Garden for Entertaining
- Must Be Seen inside to Appreciate

Storm Porch

Oak pillars and beams. uPVC double glazed entrance door and matching side screen to:-





Reception Hall

Grey Porcelain tiled floor. Covings. Picture window overlooking the garden to side.. Oak stairs to First Floor Landing with glass panel inserts. Mirrored feature wall.

Cloakroom

White suite of Low Level W.C. and Trough style wash hand basin. Grey porcelain tiling to floor and walls. Under stairs storage cupboard.

Living Room

21'5 x 13'3 (6.53m x 4.04m)
Central Feature T.V./Storage with seven shelves with glass tops. Window to side. Picture window to front. Hexagon tiled feature wall.

Formal Dining Room

10'7 x 10'2 (3.23m x 3.10m)
Entered through double opening glass doors. Grey 'Italian Veined Marble' style tiling to floor. Covings. Picture friezes to one wall. Window to front.

Study/Playroom

10'4 x 9'11 (3.15m x 3.02m)
Wood effect floor. Window to rear. Fitted 'Hexagonal Design' wall mounted storage cupboards.

Kitchen/Dining/Family Room

20'3 x 18'2 overall measurements (6.17m x 5.54m overall measurements)
Modern light grey wood grain effect panelled wall and base units with soft finish edges. Two wall mounted glass display cabinets. Larder unit. Oak work-surfaces with Belfast sink and Smeg mixer tap. Space for range cooker with concealed extractor over. White rectangular tiled splashbacks. Matching central island/bar with cupboards under and wine cooler. Grey porcelain tiled floor. Three windows to the sides plus picture window to rear. uPVC double glazed, double doors and matching side screen to garden. Door to:-





Utility Room

8'4 x 4'11 (2.54m x 1.50m)

Dark grey wood grain effect wall and base units. Oak work-surfaces with inset round sink. Metro style tiling. Door and window to side.

Half Landing

Feature mirrored wall. Oak banister and glass panels.

First Floor Landing

Herringbone style, grey wood effect flooring. Oak doors off. Two Velux windows. Radiator. Oak banister with glass panels. Black fitted storage cupboards and top. Open to:-

Study Area

9'8 x 15'0 (2.95m x 4.57m)

Radiator. Matching herringbone design, grey wood effect flooring. Wood panel effect feature to one wall. Velux window. Oak doors off.

Bedroom One

14'5 extending to 17'3 x 13'11 (4.39m extending to 5.26m x 4.24m)

Matching grey herringbone design wood effect flooring. Wood panel effect feature wall. Radiator. Window to front with far reaching views. Walk-In Wardrobe 5'9 x 3'10. Oak door to:-

En-Suite Bathroom

White suite of double ended bath with central tap. Low Level W.C. Pedestal wash basin. Tiled floor plus contrasting tiling to walls. Window to side. White heated towel rail.

Bedroom Two

15'7 x 14'6 (4.75m x 4.42m)

One double, floor to ceiling, mirror fronted wardrobe. Two additional mirror fronted single wardrobes. Window to front with far reaching views. Radiator. Oak door to:-

En-Suite Shower Room

Wet-Room style shower area with 'Rain Shower' and second attachment enclosed in part by glass screen. Wash hand basin. Low Level W.C. Tiled floor and contrasting tiled walls. Black heated towel rails. Velux rooflight.



Bedroom Three

11'1 x 11'4 (3.38m x 3.45m)

Two windows to the front with far reaching views. Radiator.

Bedroom Four

11'8" x 8'11" plus fitted cupboards in the eaves (3.58m x 2.74m plus fitted cupboards in the eaves)

Wall of fitted cupboards/wardrobes in the eaves. Window to rear. Radiator.

Bathroom

White suite of double ended bath with central tap. Low Level W.C. 'Wet-Room' style shower area with 'Rain Shower' and second attachment plus glass screen. Two Velux rooflights. Tiled floor with contrasting tiled walls.

Front Garden

Approached through double opening five bar ranch style gates. Block paved parking and additional gravelled hard-standing. Raised borders with railway sleeper type retainers.

Single Garage

21'8 x 9'8 (6.60m x 2.95m)

Up and over door. Light and electric. Oil boiler. Door to rear. Window to side.

Low Maintenance Rear Garden

Wrap around garden with Cornish Slate effect paved patio. 'Atsro Turf' lawned areas. Lighting. Cold water tap. Timber garden shed. Raised and Decked Outdoor Kitchen/Dining Area (Double Fridge, Grill, BBQ, and Hot Tub under pergola all available through separate negotiation).

Additional Information

Freehold: Freehold

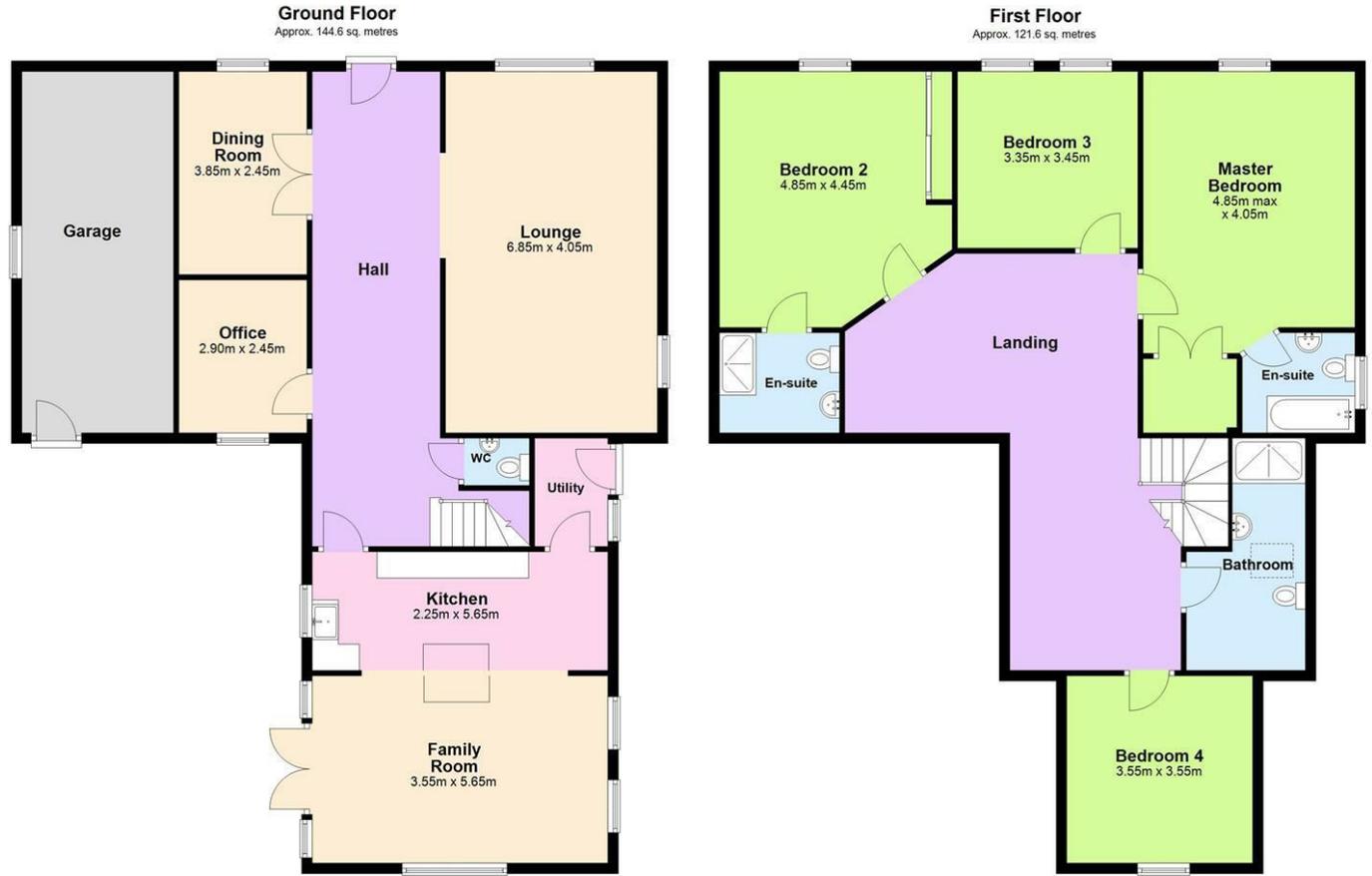
Services: T.B.C.

Council Tax Band: E - West Lindsey

EPC Rating: C







Total area: approx. 266.2 sq. metres
 Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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		

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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.