



'The House', Bungley Lane, Kirton, Boston PE20 1DL

Bungley Lane is a lovely quiet country lane, within walking distance of the schools, shops and all of the other amenities that the village of Kirton has to offer.

The final property to be built by the well-respected local builders SPC Developments, the sellers of this 'nearly new' five bedroom executive detached house only completed in September of last year, and while an unforeseen change in circumstances see them moving on sooner than expected, it still very much feels like a luxurious brand new home. The design, quality and finish in each of these beautifully presented properties is absolutely superb, with great attention to detail throughout.

Oak doors, under-floor heating and a fully installed CCTV and alarm system are included within this incredibly spacious family home, which has five double bedrooms and three luxury shower/bathrooms.

The fabulous open-plan 'living kitchen' was designed and fitted by County Interiors, and has fully integrated quality Neff appliances and quartz worktops. The contemporary design of the kitchen is complimented by a warm oak TLC luxury vinyl flooring that continues into the hallway, utility room and sitting room. The clean lines and neutral décor is further complimented in the lounge, by an attractive brick fireplace and multi-fuel burning stove with an oak beam over.

Outside, a generous gravel driveway with detached double garage is enclosed by post and rail fencing and double five bar gates. The new lawns are already getting nicely established and the patios are in situ just in time for the first barbeques of the season.





















Entrance – A composite front door with glazed side panel and fitted shutters opens into the:

Entrance Hallway - Having an attractive oak staircase rising to the galleried first floor landing, TLC luxury vinyl flooring and LED spotlights to the ceiling.

Cloakroom - Has a continuation of the vinyl flooring, a low flush WC and modern wash basin with cupboard unit beneath.

Open-Plan 'Living' Kitchen 9.46 m x 6.99 m narrowing into 4.72 m (31'0 x 22'11/15'5) - Has uPVC windows to the front, side and rear aspect as well as uPVC French doors opening out onto the rear garden. There is a continuation of the luxury vinyl flooring and LED spotlights to the ceiling as before. This beautiful open-plan kitchen was designed and built by County Interiors and comprises a range of white quartz work surfaces with Hartforth Blue handleless drawer and cupboard units at both base and eye level. A central island unit in a complementing shade of Dove Grey, also has a white quartz worktop and two pendant light fittings above. An extensive range of integrated appliances include a Neff dishwasher, Neff slide and hide electric fan oven and combination microwave. Set within the central island unit is a Neff self-venting hob in black glass and there are larder style Neff fridge and freezer units. A stainless steel sink unit has mixer tap over, with a range of oak shelving ideal for cookbooks etc. There is ample space in this very large kitchen for a generous dining table and several items of furniture.

Utility Room - Has a uPVC window and composite door to the rear aspect and has a continuation of the vinyl flooring. There are cupboard units at both base and eye level with space and points for washing machine and tumble dryer. A stainless steel sink unit has a mixer tap over and a Glowworm gas fired boiler is still covered under the manufacturer's warranty. Double doors open to reveal the plant room which provides additional useful space as well as containing the hot water tank, water softener and the manifold for the underfloor heating system.

Sitting Room / Study 3.30 m \times 4.73 m (10'9 \times 15'6) - Has a uPVC window to the front aspect and a continuation of the vinyl flooring from the hallway.

Lounge 6.47 m x 4.76 m (21'2 x 15'7) – Has a uPVC window to the side and rear aspect, two ceiling light points and an attractive brick fireplace with an oak beam above which houses a cast-iron woodburning stove.

The first floor landing – Is a spacious galleried landing with a crystal pendant light fitting, a uPVC window to the front aspect and a radiator. There is ample space on the landing for a desk enabling this to be used as a study area.

Bedroom One 4.30 m x 3.78 m (14'1 x 12'4) – Has uPVC windows to the front and side aspect and a radiator. **En-Suite** - Comprises a walk-in shower enclosure, fitted low flush WC with concealed cistern and wash basin and a towel rail. The en-suite has tiling to half height on the walls and an LVT luxury vinyl flooring. There is an anti-steam illuminated mirror over the sink.

Bedroom Two 4.77 m x 3.45 m (15'7 x 11'3) – Has uPVC windows to the front and side aspect and a radiator. Another door has been added to this bedroom so that the en-suite shower room can also serve other bedrooms along the landing.

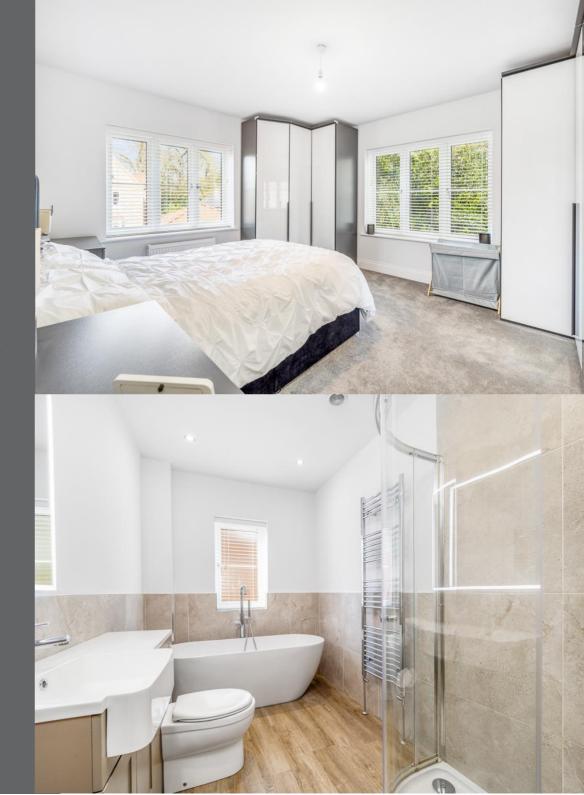
Shower Room - Comprises a walk-in shower enclosure, fitted low flush WC with concealed cistern and wash basin and a towel rail. The en-suite has tiling to half height on the walls and an LVT luxury vinyl flooring. There is an anti-steam illuminated mirror over the sink.

Bedroom Three 4.73 m x 4.50 m (15'6 x 14'9) – Has a uPVC window to the side and rear aspect and a radiator.

Bedroom Four 4.73 m x 3.62 m (15'6 x 11'10) – Has a uPVC window to the front aspect and a radiator.

Bedroom Five 4.33 m x 2.69 m (14'2 x 8'9) – Has a uPVC window to the rear aspect and a radiator.

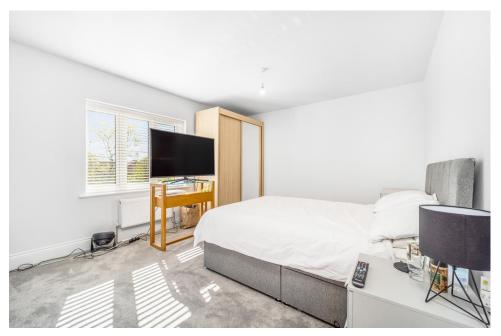
Main Bathroom - Comprises an attractive four piece bathroom suite to include a contemporary style free-standing bath with mixer tap and hose over, low flush WC with concealed cistern, fitted wash basin with cupboard beneath and a double shower enclosure. The bathroom has tiling to half height on the walls, a continuation of the oak coloured vinyl flooring and a uPVC window. There are LED spotlights to the ceiling and an anti-steam illuminated vanity mirror over the sink.























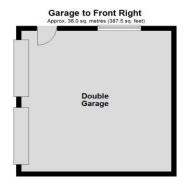


Outside - The property is reached via double five bar gates which open onto an extensive gravel driveway providing off-road car parking for several vehicles. Oak post and rail fencing adds to the country style of this modern property which is situated along a quiet village lane.

A **Detached Double Garage** - Has two electrically operated doors, lights and power. There is exterior lighting to the garage in the front of the house and a gate at the side of the property which provides access around to the rear garden. Totally enclosed by timber fencing, the rear garden is laid to lawn with paved patio areas to both the side and rear of the property. Exterior lighting and security cameras continue all around the property.

N.B – New blinds have been fitted throughout the property, and as they are of good quality and nearly new, would be open to additional negotiation along with wardrobes. The property still benefits from a 10 year Build Zone Guarantee from Aug '23 which covers defects for 2 years and structural defects from years 3-10.

EPC - B
Council Tax Band - F
Mains GFCH
Mains Drainage
Freehold





Total area: approx. 277.7 sq. metres (2989.6 sq. feet)

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Plan produced using Planup.



