



Plot 3

We are delighted to be working alongside Richard Reed Builders in the marketing of their exciting new development on Philbeech Gardens, off London Road Kirton.

Award winning Richard Reed builders have been a household name synonymous in Lincolnshire with a quality of build which is second to none. Established in 1964, their highly skilled team assure buyers of their homes that they are still very much a family run business keen to maintain their reputation for building some of the most attractive executive homes in the area. The attention to detail is evident throughout the whole property, from the brickwork to the little finishing touches inside. Examples of some of their properties can be seen on their website.

More used to building individual properties, here for the first time, Richard Reed are building a beautiful, exclusive development of only 26 houses in the village of Kirton to satisfy the demand they have received following the success with the sale of their most recent properties in Freiston.

The development launches with three, architect designed, four bedroom detached properties with double garages. Each property enjoys its own features and individual layout created to suit the personal tastes and lifestyles of today's modern families. With triple glazed windows, under-floor heating, two en-suite shower rooms and high specification integral appliances as standard features, you can be assured that these experienced developers have literally thought of everything. With bespoke options to include spacious open-plan 'living kitchens', central island units with integral wine-coolers, bi-folding doors, separate studies, separate dining rooms and luxury four piece bathrooms there really is something for everyone. All you have to do is choose the design that you love the most, and if you find it early enough, enjoy having it fitted and finished to your own taste.*

*Options to personalise your Richard Reed home with your choice of tiling, wall colours, bathroom and kitchen units may be available subject to the discretion of Richard Reed, an agreed monetary allowance and where the stage of build still allows an option to choose. A selection of the extensive range of kitchen and bathroom choices available can be seen below:



Ground Floor Accommodation:

Entrance Hall 12'10 x 11'1 (3.89m x 3.37m)

Breakfast Kitchen/ Snug 37'8 x 12'10 (11.42m x 3.91m)

Dining Room 12' x 8'7 (3.66m x 2.62m)

Lounge 15'1 x 12' (4.60m x 3.66m)

Utility 8'1 x 6'1 (2.46m x 1.87m)

Cloakroom 6'2 x 3'7 (1.87m x 1.10m)

First Floor Accommodation:

Master Bedroom 12'10 x 12 (3.91m x 3.66m)

En-suite 6'5 x 6'2 (1.96m x 1.87m)

Bedroom Two 12'10 x 12 (3.91m x 3.66m)

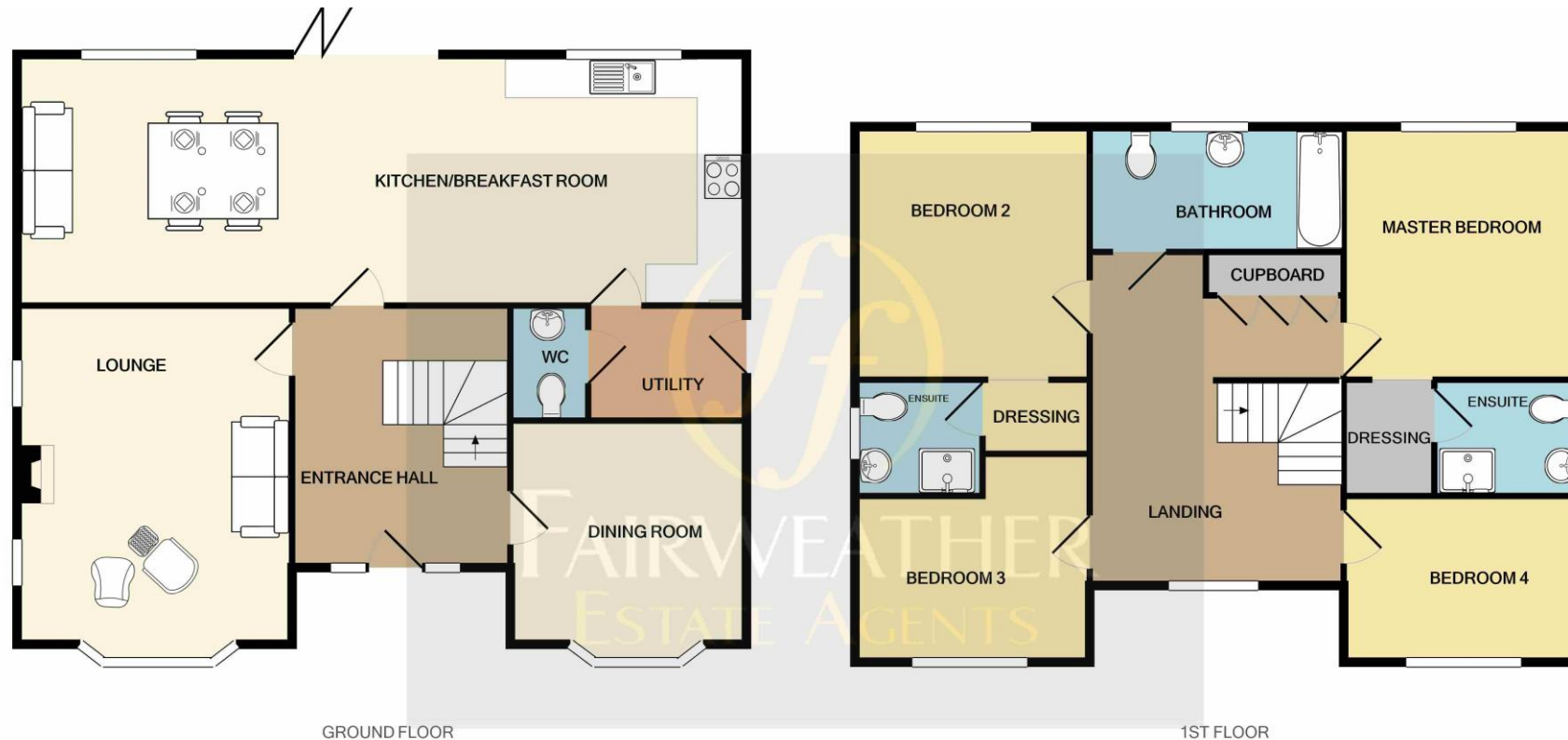
En-suite 6'5 x 6'2 (1.96m x 1.87m)

Bedroom Three 12' x 7'4 min. (3.66m x 2.25m)

Bedroom Four 12' x 8'7 (3.66m x 2.62m)

Bathroom 12'10 x 6'10 (3.89m x 2.08m)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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