



12 Philbeech Gardens, Kirton, Boston, PE20 1QD

 4  3  2

Freehold

£450,000



Key Features

- New build detached house
- Four bedrooms
- Lounge & study
- Dining kitchen & utility
- Neff integrated appliances
- Cloakroom, 2 en-suites & bathroom
- Driveway & detached garage
- Enclosed rear garden
- EPC rating TBC





An exceptional brand new four bedroom detached house built by NHBC award winning builders, Richard Reed Builders Limited. Located on a good size plot within an exclusive new development with no affordable housing in a sought after village location. Finished to a very high standard and having over 2,000 square feet of accommodation comprising: entrance hall, study, lounge, open plan kitchen with Neff integrated appliances & dining/family room off, utility and cloakroom to ground floor. Master bedroom with en-suite, bedroom two with en-suite, two further bedrooms and family bathroom to first floor. Outside the property has a front garden, a driveway providing off-road parking, a detached garage and an enclosed rear garden.



ACCOMMODATION

Part glazed front entrance door with side screens through to the:

ENTRANCE HALL

Having coved ceiling, luxury vinyl flooring with underfloor heating, staircase rising to first floor and understairs storage cupboard.

STUDY

3.83m x 3.30m (12'7" x 10'10")

Having window to front elevation, coved ceiling and underfloor heating.

LOUNGE

4.98m x 3.94m (16'4" x 12'11")

Having bay window to front elevation, further window to side elevation, coved ceiling, underfloor heating and feature media wall with television connection point and contemporary style electric fire.



OPEN PLAN DINING KITCHEN

8.68m x 6.37m (28'6" x 20'11")

(max. L-shaped) Forming two areas comprising:

KITCHEN AREA

Having window to rear elevation, coved ceiling with inset ceiling spotlights and luxury vinyl flooring with underfloor heating. Fitted with a range of base & wall units with quartz work surfaces & upstands comprising: undercounter sink with mixer tap to work surface, cupboards, drawers & integrated Neff dishwasher under, cupboard over. Work surface return with inset Neff induction hob, pan drawers & cupboard under, cupboards & stainless steel cooker hood over. Work surface return forming breakfast bar to one side with cupboard & integrated wine cooler under. Range of tall units incorporating: integrated Neff fridge & freezer, two Neff electric ovens & warming drawer. Opening to the:





DINING/FAMILY ROOM

Having bi-fold doors to rear elevation & garden, coved ceiling with inset ceiling spotlights and luxury vinyl flooring with underfloor heating.

UTILITY

2.53m x 1.90m (8'4" x 6'3")

Having part glazed door to side elevation, coved ceiling, luxury vinyl flooring with underfloor heating, work surface with cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboards over.

CLOAKROOM

Having window to rear elevation, luxury vinyl flooring with underfloor heating, close coupled WC and hand basin.

FIRST FLOOR LANDING

Having coved ceiling with inset ceiling spotlights, radiator, built-in airing cupboard and access to roof space.

MASTER BEDROOM

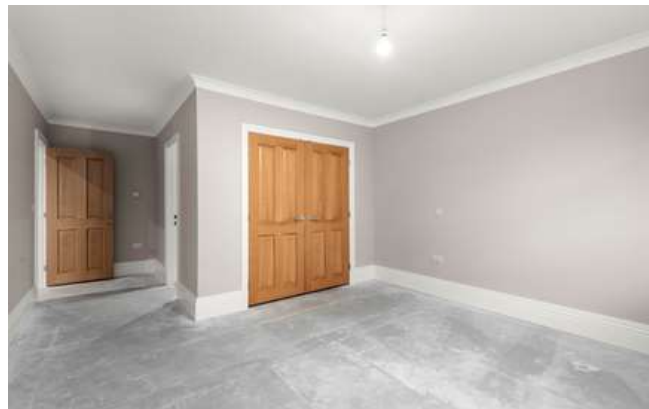
6.75m x 4.00m (22'2" X 13'1")

(max. including entrance & en-suite) Having window to rear elevation, coved ceiling, radiator and built-in wardrobe with hanging rail & shelving.

EN-SUITE

2.61m x 1.96m (8'7" x 6'5")

Having window to side elevation, inset ceiling spotlights, heated towel rail, extractor, majority tiled walls and tiled floor. Fitted with a suite comprising: shower enclosure with overhead rainfall & hand held shower fitting, WC with concealed cistern & cupboard to side and hand basin inset to vanity unit with drawers under.



BEDROOM TWO

4.60m x 4.00m (15'1" x 13'1")

Having window to front elevation, coved ceiling, radiator and built-in wardrobe with hanging rail & shelving.

EN-SUITE

2.44m x 1.54m (8'0" x 5'1")

Having window to front elevation, inset ceiling spotlights, heated towel rail, extractor, tiled floor and tiled walls. Fitted with a suite comprising: walk-in shower enclosure with overhead rainfall & hand held shower fitting, WC with concealed cistern & cupboard to side and hand basin inset to vanity unit with drawers under.

BEDROOM THREE

3.82m x 3.30m (12'6" x 10'10")

Having window to front elevation, coved ceiling and radiator.

BEDROOM FOUR

3.45m x 3.30m (11'4" x 10'10")

Having window to rear elevation, coved ceiling and radiator.

FAMILY BATHROOM

3.34m x 2.39m (10'11" x 7'10")

Having window to rear elevation, inset ceiling spotlights, heated towel rail, tiled floor and tiled walls. Fitted with a suite comprising: panelled bath with central mixer tap & storage over, shower enclosure with overhead rainfall & hand held shower fitting, WC with concealed cistern & cupboards to either side and hand basin inset to vanity unit with drawers under.





RICHARD REED BUILDERS LTD
— LOVINGLY MADE LUXURY —

 **NEWTON FALLOWELL**

EXTERIOR

To the front of the property there is a gravelled garden with a paved footpath leading to the front entrance door. A block paved driveway provides off-road parking and leads to the:

DETACHED GARAGE

Having up-and-over door, light and power.

Gated access to the:

REAR GARDEN

Being enclosed by timber fencing and will be laid to lawn with a paved patio area.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by underfloor heating to the ground floor and radiators to the first floor. The property is triple glazed.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Floorplan



Total area: approx. 190.3 sq. metres (2048.1 sq. feet)



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