



24 Philbeech Gardens, Kirton, Boston, PE20 1QD



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Freehold

£465,000



Key Features

- Detached house
- Four bedrooms
- Lounge & study
- Open plan breakfast kitchen
- Utility & cloakroom
- Two en-suites & bathroom
- Driveway & double garage
- Enclosed rear garden
- EPC rating B





An exceptional detached house built by NHBC award winning builders Richard Reed Builders Limited. The property is on a good sized corner plot within a sought after development in a popular village location.

Finished to a high specification and well presented the accommodation comprises: entrance hall, lounge, study, open plan fitted kitchen with quality integrated appliances, breakfast area with bi-fold doors to the garden and family area off, utility & cloakroom to ground floor. Galleried landing, master bedroom with dressing room & en-suite, bedroom two with dressing room & en-suite, two further double bedrooms and family bathroom with separate shower to first floor.

Outside the property has a driveway providing off-road parking, a double garage and an enclosed rear garden. The property benefits from gas central heating and triple glazing.

ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, Karndean flooring with underfloor heating, understairs storage cupboard with telephone connection point and bespoke oak & glass staircase rising to first floor.

LOUNGE

5.03m x 3.60m (16'6" x 11'10")

(max into bay) Having bay window to front elevation, window to side elevation, coved ceiling, underfloor heating, television aerial connection point and marble fireplace with inset contemporary style gas fire.

STUDY

3.60m x 3.09m (11'10" x 10'1")

Having bay window to front elevation, coved ceiling and Karndean flooring with underfloor heating.

 **NEWTON FALLOWELL**





OPEN PLAN BREAKFAST KITCHEN

11.35m x 3.84m (37'2" x 12'7")

Having Karndean flooring with underfloor heating & coved ceiling with inset ceiling spotlights throughout and forming areas comprising:

FITTED KITCHEN AREA

Having window to rear elevation. Fitted with a range of base & wall units with quartz work surfaces & upstands comprising: undercounter sink with mixer tap inset to work surface, cupboards & integrated dishwasher under, tall units to side incorporating integrated fridge & freezer. Work surface return with inset induction hob, cupboards & pan drawers under, cupboards & stainless steel cooker hood over, tall unit to side housing integrated Neff double oven with cupboard under & over and further slimline larder style unit to side. Island unit with integrated wine cooler & drawers under, breakfast bar to one side. Open to the:

BREAKFAST AREA

Having bi-fold doors to rear elevation & garden

FAMILY AREA

Having window to rear elevation.

UTILITY

2.40m x 1.85m (7'11" x 6'1")

Having part glazed door to side elevation, coved ceiling, Karndean flooring with underfloor heating, quartz work surface with upstand, inset sink & drainer with mixer tap, cupboard, space & plumbing for automatic washing machine & tumble dryer under, cupboards over and larder style unit to side.

CLOAKROOM

Having Karndean flooring with underfloor heating, close coupled WC and hand basin.



FIRST FLOOR LANDING

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator, smoke alarm, airing cupboard housing hot water cylinder and access to roof space.

MASTER BEDROOM

3.86m x 3.61m (12'8" x 11'10")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator and television aerial & telephone connection points.

DRESSING ROOM

With hanging rail & shelving.

EN-SUITE

Having window to side elevation, heated towel rail, extractor, tiled walls and tiled floor. Fitted with a suite comprising: corner shower enclosure with mixer shower fitting, wall mounted hand basin with drawers under and WC with concealed cistern.



BEDROOM TWO

3.89m x 3.62m (12'10" x 11'11")

Having window to rear elevation, coved ceiling, radiator and television aerial & telephone connection points.

DRESSING ROOM

With hanging rail & shelving.

EN-SUITE

Having window to side elevation, heated towel rail, extractor, tiled walls and tiled floor. Fitted with a suite comprising: corner shower enclosure with mixer shower fitting, wall mounted hand basin with drawers under and WC with concealed cistern.



BEDROOM THREE

3.61m x 2.59m (11'10" x 8'6")

Having window to front elevation, coved ceiling, radiator and built-in double wardrobe.

BEDROOM FOUR

3.61m x 2.56m (11'10" x 8'5")

Having window to front elevation, coved ceiling, radiator, built-in double wardrobe and Karndean flooring.



FAMILY BATHROOM

3.87m x 2.02m (12'8" x 6'7")

Having window to rear elevation, inset ceiling spotlights, heated towel rail, extractor, tiled walls and tiled floor. Fitted with a suite comprising: freestanding bath with mixer tap, walk-in shower enclosure with overhead rainfall & hand held shower attachment, wall mounted hand basin with drawers under & WC with concealed cistern.



EXTERIOR

A paved footpath with gravelled border leads to the front entrance door and around the property. A driveway to the rear provides off-road parking and leads to the:

DETACHED DOUBLE GARAGE

Having two electric roller doors, service door to rear garden, light, power and loft storage.

REAR GARDEN

Being enclosed by brick walls & timber fencing, laid to lawn with a paved patio and further paved area to side of garage.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving underfloor heating to the ground floor and radiators to the first floor. The property is triple glazed and the current council tax is band E.

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. 188.0 sq. metres (2023.4 sq. feet)



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