



RICHARD REED BUILDERS LTD

— LOVINGLY MADE LUXURY —



10 Philbeech Gardens, Kirton, Boston, PE20 1QD



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*Visualisations of how the property could look*



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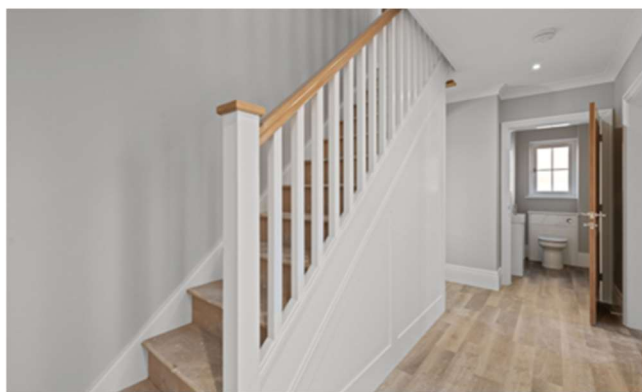
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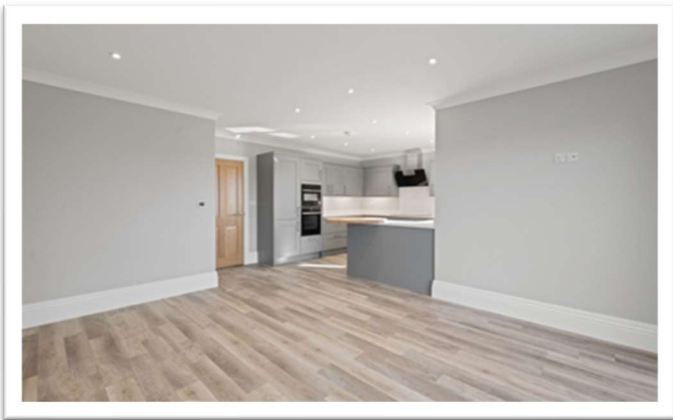
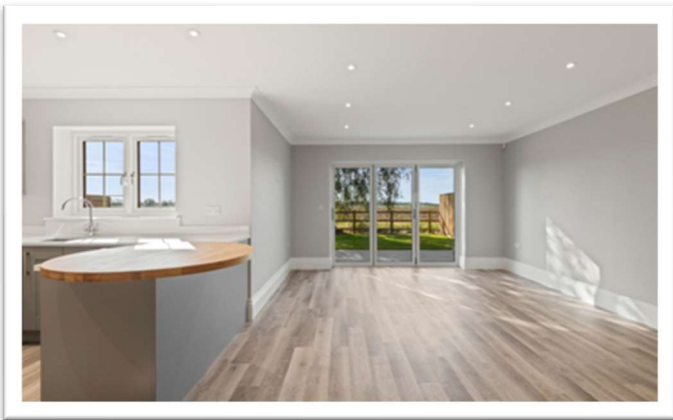
£425,000



## Key Features

- New build detached house
- Four bedrooms
- Lounge, study & utility
- Dining kitchen with integrated appliances
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating B





A new build detached house in a sought after exclusive development built by NHBC award winning builders, Richard Reed Builders Limited. Set in a village location with an open view to the rear and having over 1,800 square feet of accommodation finished to a high specification throughout.

To the ground floor there is a spacious entrance hall with a cloakroom off, a study, a dual aspect lounge with feature media wall, a utility and a stunning open plan dining kitchen with the kitchen having integrated appliances and the dining area having bi-fold doors to the rear garden. To the first floor there is a galleried landing, a master bedroom with en-suite, three further bedrooms and a family bathroom with separate shower.

Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating serving underfloor heating to the ground floor & radiators to the first floor. The property also has high performance glazing and an EPC rating of B, making the property very energy efficient.

#### ACCOMMODATION

Open porch with part glazed front entrance door & side screens through to the:

#### ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, wood effect flooring with underfloor heating, smoke alarm and staircase rising to first floor.

#### CLOAKROOM

Having window to side elevation, coved ceiling, wood effect flooring with underfloor heating, WC with concealed cistern and hand basin with cupboard under.

#### STUDY

3m x 3.7m (9'10" x 12'1")

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

#### LOUNGE

3.92m x 5.86m (12'11" x 19'2")

Having bay window to front elevation, window to rear elevation, coved ceiling, underfloor heating and media wall with recess for flat screen television and feature contemporary style recessed electric fire with log bed under.

#### DINING KITCHEN

5.68m x 6.88m (18'7" x 22'7")

(max) Forming areas comprising:



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### DINING AREA

Having bi-fold doors to rear elevation & garden, coved ceiling with inset ceiling spotlights and wood effect flooring with underfloor heating. Open to the:

### KITCHEN AREA

Having window to rear elevation, coved ceiling with inset ceiling spotlights, smoke alarm and continuation of wood effect flooring with underfloor heating. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl sink with mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with circular wood block breakfast bar, cupboards & integrated wine cooler under. Further work surface return with inset induction hob, cupboards & pan drawers under, cupboards & extractor over. Further work surface return with cupboard & drawers under, cupboards over, tall unit to side housing integrated electric double oven with drawer under, cupboard over and further tall unit to side housing integrated fridge & freezer.

### UTILITY

1.95m x 2m (6'5" x 6'7")

Having part glazed door to side elevation, wood effect flooring with underfloor heating, work surface with space & plumbing for automatic washing machine & tumble dryer under, cupboards over and tall unit to side.



### FIRST FLOOR LANDING

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator, smoke alarm and large walk-in airing cupboard.

### MASTER BEDROOM

4m x 5.71m (13'1" x 18'8")

Having window to rear elevation, coved ceiling, radiator and two built-in wardrobes.

### EN-SUITE

2m x 2.16m (6'7" x 7'1")

Having window to rear elevation, inset ceiling spotlights, heated towel rail, tiled walls, tiled floor and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, WC with concealed cistern and cupboards to both sides and hand basin inset to vanity unit with storage under.





### BEDROOM TWO

3.2m x 3.94m (10'6" x 12'11")

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

### BEDROOM THREE

2.56m x 4.1m (8'5" x 13'6")

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

### BEDROOM FOUR

3m x 3.7m (9'10" x 12'1")

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

### BATHROOM

1.84m x 2.8m (6'0" x 9'2")

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





### EXTERIOR

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

### GARAGE

Of brick & tile construction with up-and-over door, light & power.

Gated access to both sides to the:

### REAR GARDEN

Being enclosed by timber fencing and 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 double 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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





## Floorplan



Total area: approx. 168.2 sq. metres (1811.0 sq. feet)



 **NEWTONFALLOWELL**

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