



9 Philbeech Gardens, Kirton, Boston, PE20 1QD



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Visualisations of how the property could look


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— LOVINGLY MADE LUXURY —

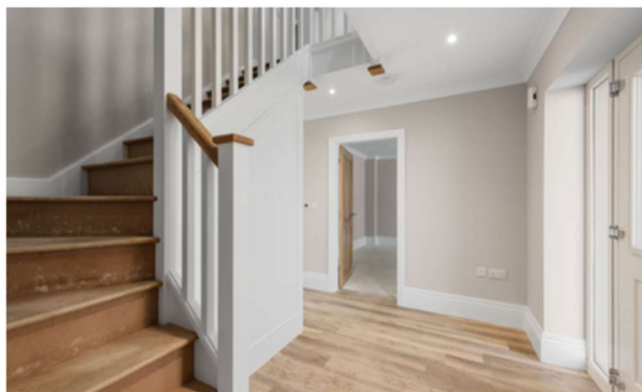
Freehold

£399,950



Key Features

- New built detached house
- Four bedrooms
- Lounge, study & utility
- Open plan dining kitchen
- Integrated appliances
- Cloakroom, 2 en-suites & 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 popular village location and having over 1,800 square feet of accommodation which has been finished to a high standard throughout.

To the ground floor there is a spacious entrance hall, study, lounge with media wall, utility with cloakroom off and fantastic open plan dining kitchen with the dining area having bi-fold doors to the rear garden and the kitchen being fitted with integrated appliances. To the first floor there is a master bedroom with en-suite, bedroom two with an en-suite, two further bedrooms and a family bathroom with separate shower to first floor.

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



ACCOMMODATION

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

ENTRANCE HALL

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

STUDY

2.4m x 2.8m (7'11" x 9'2")

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

LOUNGE

3.75m x 5.5m (12'4" x 18'0")

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

DINING KITCHEN

6.16m x 7.05m (20'2" x 23'1")

(max L-shaped) Forming two areas comprising:

DINING AREA

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



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KITCHEN AREA

Having window to rear elevation, coved ceiling with inset ceiling spotlights 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, drawers & integrated dishwasher under, cupboard over. Work surface return with inset induction hob, drawers & integrated wine cooler under and breakfast bar to one side. Range of tall units to one wall incorporating: integrated electric double oven and integrated fridge & freezer.

UTILITY

2.5m x 2.5m (8'2" x 8'2")

Having part glazed door to side elevation, coved ceiling with inset ceiling spotlights, extractor, wood effect flooring with underfloor heating, work surface with inset sink & mixer tap, cupboard, space & plumbing for automatic washing machine & tumble dryer under, cupboards over and tall unit to side.

CLOAKROOM

Having window to rear elevation, wood effect flooring with underfloor heating, WC with concealed cistern and hand basin with storage under.

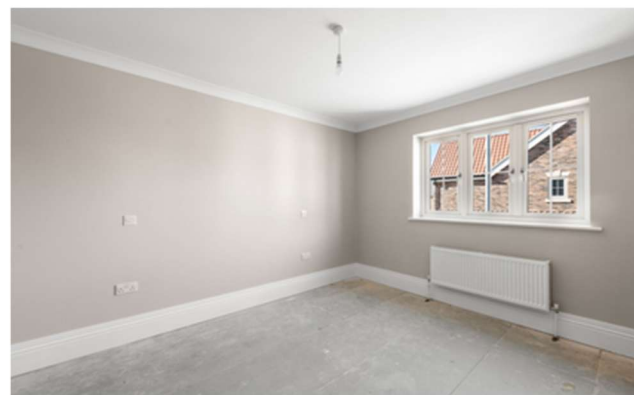
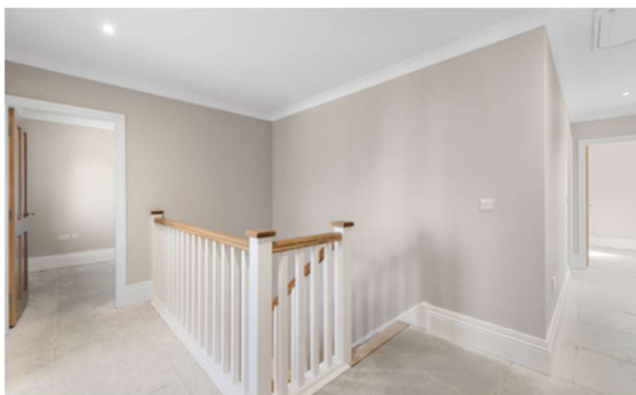
FIRST FLOOR LANDING

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

MASTER BEDROOM

3.75m x 4m (12'4" x 13'1")

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



EN-SUITE

Having window to side elevation, heated towel rail, tiled walls, tiled floor, extractor, shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin inset to unit with drawers under.

BEDROOM TWO

3.35m x 3.71m (11'0" x 12'2")

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

EN-SUITE

Having window to rear elevation, heated towel rail, tiled walls, tiled floor, extractor, shower enclosure with mixer shower fitting, WC with concealed cistern & cupboards under and hand basin inset to vanity unit with storage under.

BEDROOM THREE

2.35m x 3.7m (7'8" x 12'1")

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

BEDROOM FOUR

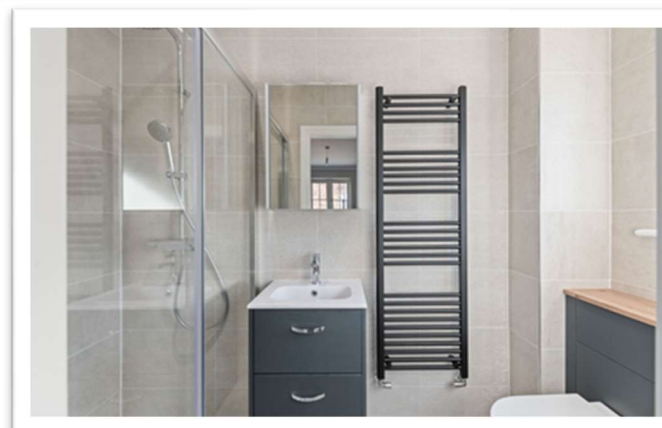
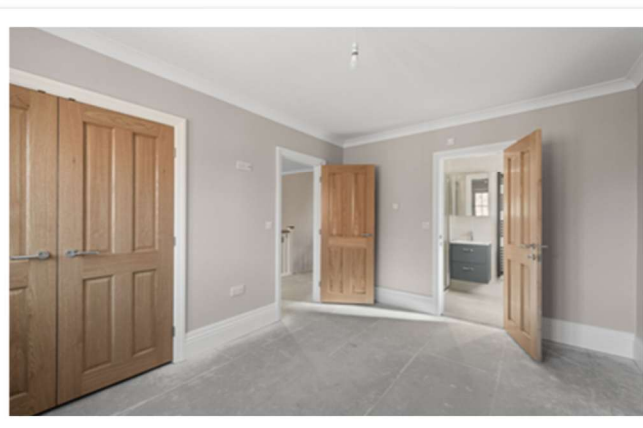
2.4m x 4.27m (7'11" x 14'0")

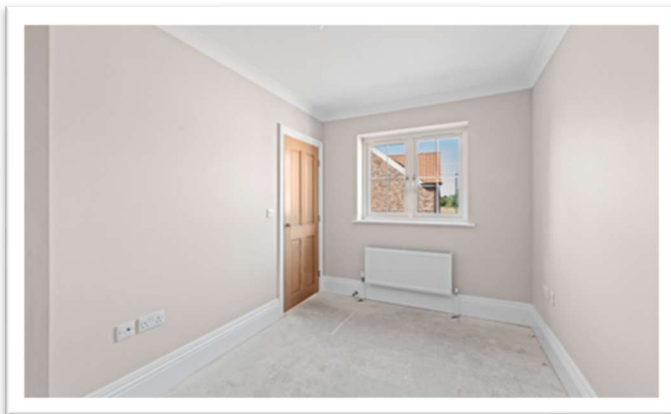
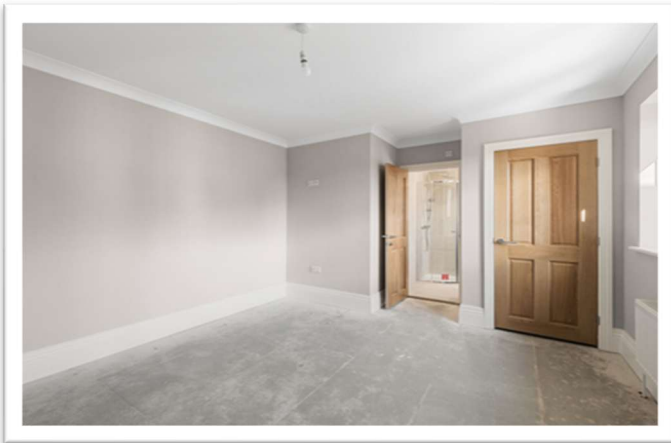
Having window to front elevation, coved ceiling, radiator and built-in cupboard.

BATHROOM

2.6m x 3m (8'6" x 9'10")

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





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EXTERIOR

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

GARAGE

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

REAR GARDEN

Being enclosed and laid to lawn with a paved patio.

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 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.

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Floorplan



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