



11 Philbeech Gardens, Kirton, Boston, PE20 1QD



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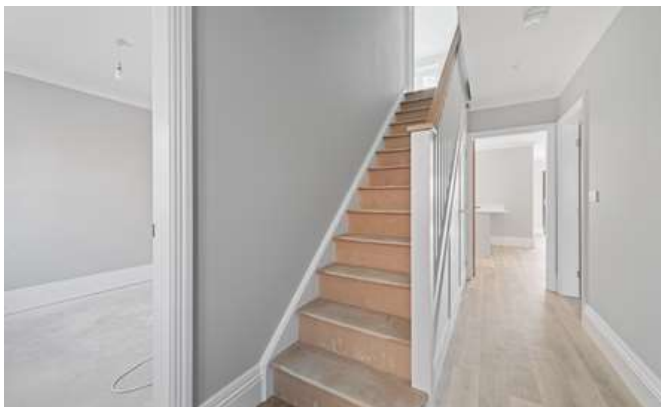
Freehold

£425,000



Key Features

- New build detached house
- Four bedrooms
- Lounge & study
- Dining kitchen with family area
- Cloakroom, en-suite and bathroom
- Driveway & garage
- Enclosed rear garden with open view
- EPC rating B





A new build detached house in an exclusive development built by NHBC award winning builders, Richard Reed Builders Limited. In a village location with an open view to the rear. Having over 1,800 square feet of accommodation comprising: entrance hall, study, lounge, open plan dining kitchen with bi-fold doors to the rear, utility and cloakroom to ground floor. Master bedroom with en-suite, three further bedrooms and family bathroom with separate shower to first floor. Outside the property has a driveway providing off-road parking, a detached garage and an enclosed rear garden.

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, oak flooring with underfloor heating, understairs storage cupboard and staircase rising to first floor.

STUDY

2.79m x 2.77m (9'2" x 9'1")

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

LOUNGE

0.00m x 0.00m (0'0" x 0'0")

Having bay window to front elevation, further window to side elevation, coved ceiling, underfloor heating, wall mounted contemporary style electric fire with space for television over.

OPEN PLAN DINING KITCHEN

8.60m x 6.31m (28'2" x 20'8")

(max L-shaped) Having coved ceiling with inset ceiling spotlights and oak flooring with underfloor heating. Forming areas comprising:

DINING/FAMILY AREA

Having bi-fold doors to rear elevation & garden and window to side elevation.

FITTED KITCHEN AREA

Having window to rear elevation and 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. Work surface return with inset induction hob, cupboards & drawers under, cupboards & cooker hood over. Further work surface return with drawers & integrated wine cooler under & breakfast bar to one side. Range of tall units incorporating integrated electric double oven, fridge & freezer.

UTILITY

1.83m x 1.68m (6'0" x 5'6")

Having part glazed door to side elevation, coved ceiling, oak flooring with underfloor heating and work surface with space & plumbing for automatic washing machine & tumble dryer under, tall larder unit to side.



 **NEWTONFALLOWELL**





CLOAKROOM

Having close coupled WC and wash hand basin.

FIRST FLOOR LANDING

Having coved ceiling, radiator and built-in cupboard.

MASTER BEDROOM

5.00m x 3.75m (16'5" x 12'4")

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

EN-SUITE

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

BEDROOM TWO

3.97m x 3.75m (13'0" x 12'4")

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

BEDROOM THREE

3.97m x 2.80m (13'0" x 9'2")

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

BEDROOM FOUR

3.76m x 2.62m (12'4" x 8'7")

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



FAMILY BATHROOM

3.75m x 2.64m (12'4" x 8'8")

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

EXTERIOR

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

DETACHED GARAGE

Having up-and-over door.

REAR GARDEN

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

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.

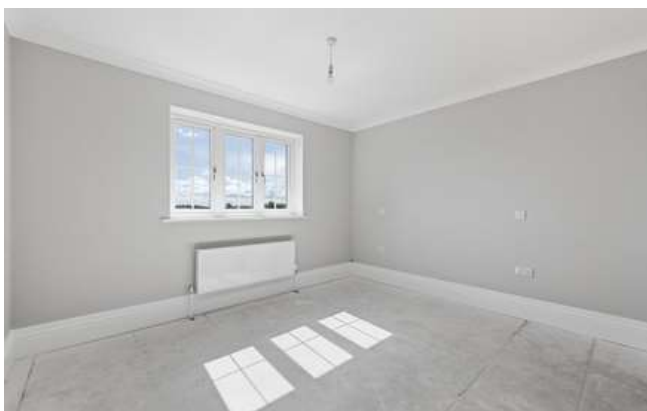
VIEWING

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.

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Floorplan



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