



19 Philbeech Gardens, Kirton, Boston, PE20 1QD



4



2



2

Freehold

£425,000



Key Features

- Detached house
- Four bedrooms
- Lounge & study
- Dining kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating B





An impressive detached house recently built by NHBC award winning builders, Richard Reed Builders Limited. Located within an exclusive development in a sought after village location with an open view of fields to the front. The property has been finished to a high standard and includes high skirting boards & oak internal doors.

Having well appointed accommodation comprising: entrance hall, lounge, study, 28' dining kitchen with the dining area having tri-fold doors to rear garden and luxury fitted kitchen with quality integrated appliances, utility room 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 front garden, a driveway providing off-road parking, a detached garage and an enclosed rear garden. The property benefits from gas central heating with underfloor heating to the ground floor and triple glazing.

ACCOMMODATION

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

ENTRANCE HALL

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

LOUNGE

4.34m x 3.70m (14'2" x 12'1")

Having bay window to front elevation, underfloor heating, coved ceiling, media wall with inset electric fire and television connection point.

STUDY

2.77m x 1.64m (9'1" x 5'5")

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

DINING KITCHEN

8.64m x 6.27m (28'4" x 20'7")

Forming two areas comprising:

DINING AREA

Having tri-fold doors to rear elevation & garden, window to side, coved ceiling with inset ceiling spotlights, Karndean flooring with underfloor heating & television connection point.





KITCHEN AREA

Having window to rear elevation, coved ceiling with inset ceiling spotlights and Karndean flooring with underfloor heating. Fitted with a range of base & wall units with upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with cupboards under & breakfast bar to one side. Further work surface return with inset induction hob, cupboards & pan drawers under, cupboards & extractor over. Tall unit housing integrated electric double oven with cupboards under & over, larger style unit to side and further tall unit to side housing integrated fridge and freezer.

UTILITY

1.80m x 1.62m (5'11" x 5'4")

Having part glazed door to side elevation, Karndean flooring with underfloor heating, work surface with cupboard, space & plumbing for automatic washing machine under.

CLOAKROOM

1.64m x 0.83m (5'5" x 2'8")

Having Karndean flooring with underfloor heating, WC with concealed cistern and hand basin inset to unit with cupboard under.



FIRST FLOOR LANDING

Having coved ceiling with inset ceiling spotlights, radiator, access to work surface and built-in airing cupboard housing hot water cylinder with shelving.

MASTER BEDROOM

4.10m x 3.71m (13'6" x 12'2")

Having window to front elevation overlooking fields, coved ceiling, radiator and built-in wardrobe with oak doors, hanging rails and shelving.

EN-SUITE

1.86m x 1.24m (6'1" x 4'1")

Having window to front elevation, inset ceiling spotlights, heated towel rail, tiled walls and tiled floor. 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

4.84m x 4.00m (15'11" x 13'1")

Having window to rear elevation, coved ceiling, radiator and built-in wardrobe with oak doors, hanging rails and shelving.

BEDROOM THREE

3.16m x 2.81m (10'5" x 9'2")

Having window to front elevation, coved ceiling, radiator and built-in wardrobe with oak doors, hanging rails and shelving.

BEDROOM FOUR

3.68m x 3.05m (12'1" x 10'0")

Having window to rear elevation, coved ceiling and radiator.

FAMILY BATHROOM

3.45m x 2.33m (11'4" x 7'7")

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



 **NEWTON
FALLOWELL**



EXTERIOR

To the front of the property there is a block paved driveway providing off-road parking which extends down the side of the property to the:

GARAGE

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

REAR GARDEN

Being enclosed and having paved patio area, lawned area and further 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. The current council tax is band D.

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.

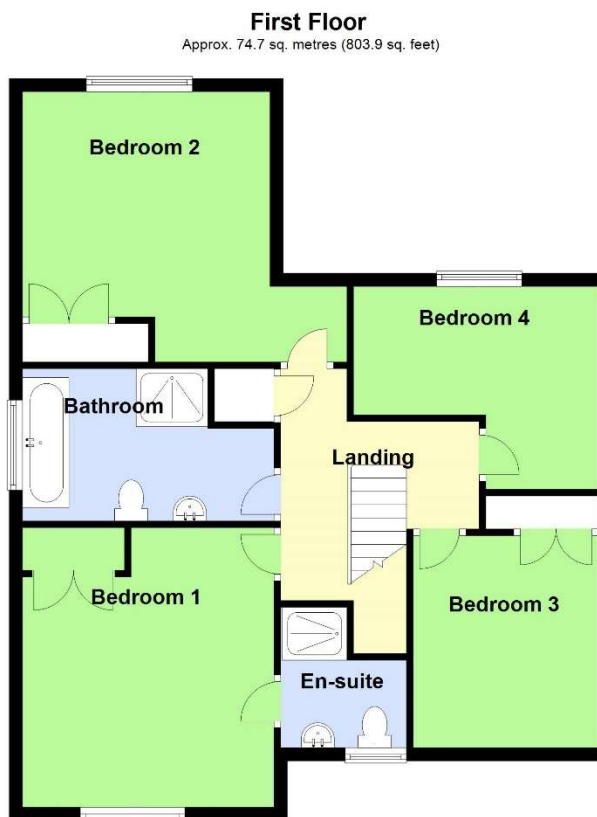




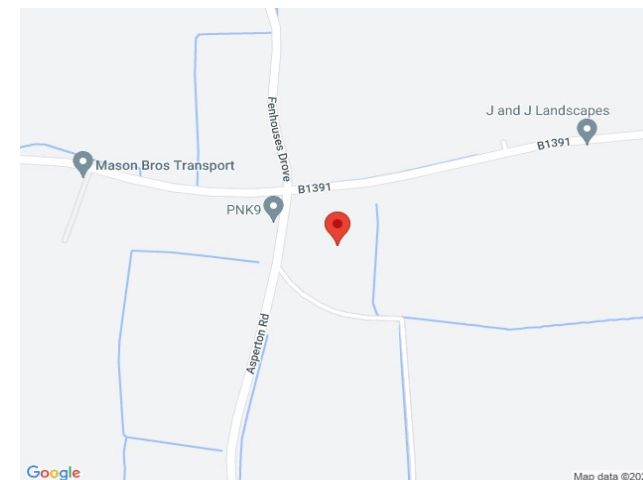
 **NEWTONFALLOWELL**



Floorplan



Total area: approx. 149.6 sq. metres (1610.2 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk