



8 Philbeech Gardens, Kirton, Boston, PE20 1QD



Freehold

£475,000



Key Features

- Detached new build house
- Four double bedrooms
- Lounge & study
- Open plan living/dining/kitchen & utility
- Cloakroom, 2 en-suites & bathroom
- Driveway & detached double garage
- Enclosed rear garden
- EPC rating TBC





An exceptional 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 2,100 square feet of accommodation which has been finished to a high standard throughout.

To the ground floor there is a spacious entrance hall, cloakroom, study, lounge with media wall, fantastic open plan living/dining/kitchen with the dining area having bi-fold doors to the rear garden and the kitchen being fitted with integrated appliances plus a good size utility room.

To the first floor there is a galleried landing, master bedroom with en-suite, bedroom two with an en-suite, two further bedrooms and a family bathroom with separate shower to first floor. All the bedrooms have built-in wardrobes.

Outside the property has a driveway providing off-road parking, a double 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.



ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling, Karndean flooring, smoke alarm, understairs storage cupboard and staircase rising to first floor.

CLOAKROOM

Having coved ceiling, Karndean flooring, extractor, hand basin inset to vanity unit with cupboards under & WC with concealed cistern.

STUDY

3.82m x 3.42m (12'6" x 11'2")
(max into bay) Having bay window to front elevation and coved ceiling.

LOUNGE

5.95m x 3.83m (19'6" x 12'7")
Having windows to side & rear elevations, coved ceiling and media wall with inset electric fire.



 **NEWTONFALLOWELL**



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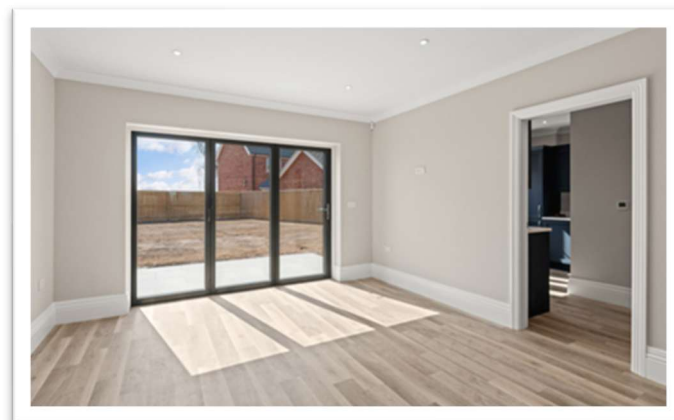


OPEN PLAN LIVING/DINING/KITCHEN 9.01m x 3.83m (29'7" x 12'7")

Having windows to front & side elevations, bi-fold doors to rear garden, coved ceiling with inset ceiling spotlights and Karndean flooring. Fitted with an extensive range of base & wall units with quartz work surfaces & upstands comprising: undercounter sink with mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboard over, tall unit to side housing integrated fridge & freezer. Work surface return with inset induction hob, cupboards & drawers under, cupboards & extractor over. Tall units to side housing integrated electric double oven with drawer under & cupboard over and further tall unit to side. Island unit forming breakfast bar to one side with cupboards, drawers & integrated wine cooler under.

UTILITY 3.4m x 3.03m (11'2" x 9'11")

(max) Having part glazed door with windows to either side to side elevation, Karndean flooring, quartz work surface with cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboards over. Further work surface with cupboards under & over and larder style cupboard with shelving and housing the gas fired boiler providing for both domestic hot water & heating.




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GALLERIED FIRST FLOOR LANDING

Having coved ceiling with inset ceiling spotlights, radiator, smoke alarm and built-in airing cupboard with hot water cylinder and shelving.

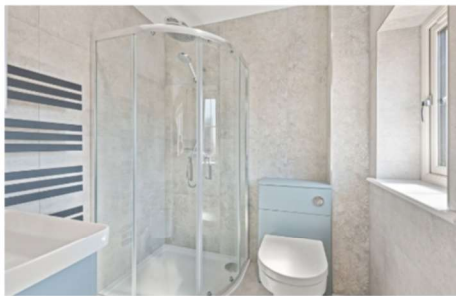
MASTER BEDROOM

3.83m x 3.82m (12'7" x 12'6")

Having window to rear elevation, coved ceiling, two radiators and two built-in wardrobes with hanging rails & shelving.

EN-SUITE

Having window to rear elevation, heated towel rail, tiled walls and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, wall hung hand basin with drawer under, WC with concealed cistern and cabinet with illuminated mirror.



BEDROOM TWO

3.83m x 3.83m (12'7" x 12'7")

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



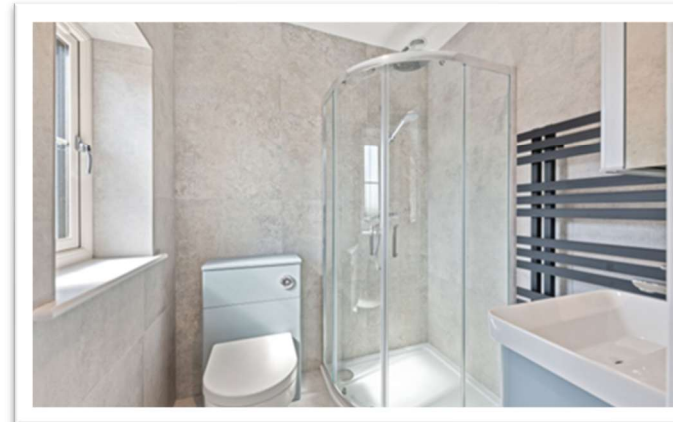
FURTHER EN-SUITE

Having window to rear elevation, heated towel rail, tiled walls and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, WC with concealed cistern, wall hung hand basin with drawer under, cabinet & illuminated mirror over.

BEDROOM THREE

3.83m x 3.65m (12'7" x 12'0")

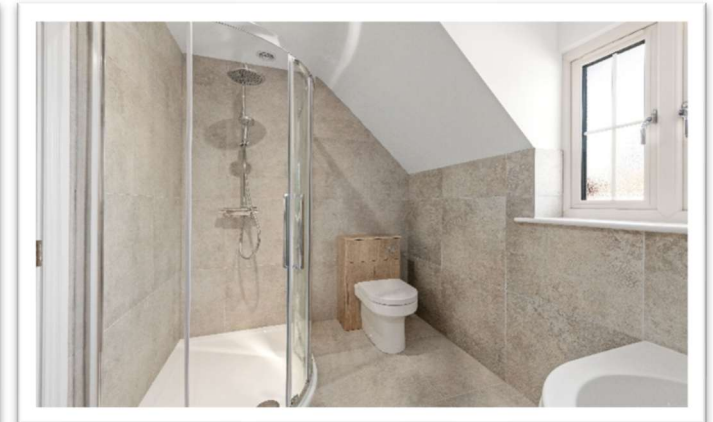
Having window to front elevation, coved ceiling, radiator, access to roof space and two built-in wardrobes with hanging rails & shelving.



BEDROOM FOUR

3.83m x 3.64m (12'7" x 11'11")

Having window to front elevation, coved ceiling, radiator and two built-in wardrobes with hanging rails & shelving.



BATHROOM

Having window to front elevation, heated towel rail, tiled walls and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath, WC with concealed cistern, wall hung hand basin with drawer under & cabinet with illuminated mirror over.



EXTERIOR

To the front of the property there is a block paved driveway which provides off-road parking and leads to the:

DOUBLE GARAGE

6.02m x 5.47m (19'10" x 17'11")

Having two electric panel doors, light and power.

REAR GARDEN

Being enclosed with side access, having outside lighting and cold water tap.

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 also double glazed.

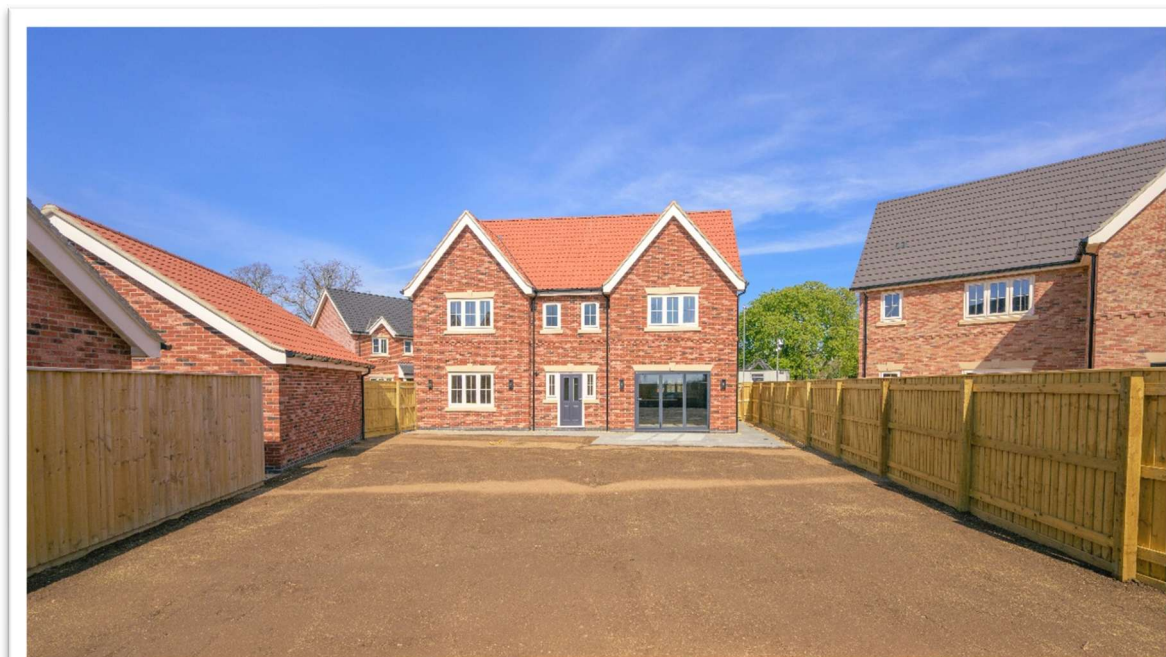
VIEWING

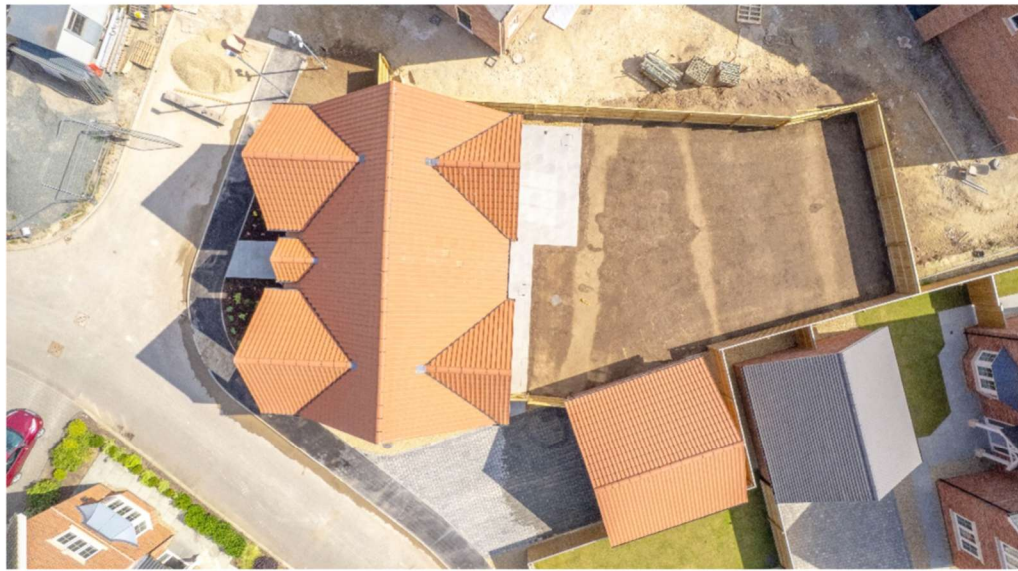
By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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Floorplan



Total area: approx. 204.1 sq. metres (2196.9 sq. feet)




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