



Pinder Gate Kirton Holme Road, Kirton End Boston PE20 1PB

welcome to

**Pinder Gate Kirton Holme Road,
Kirton End Boston**

- BRAND NEW EXECUTIVE THREE BEDROOM DETACHED BUNGALOW
- SEMI RURAL DEVELOPMENT OF 6 PROPERTIES
- SUBSTANTIAL OPEN PLAN KITCHEN & RECEPTION SPACE
- OFF ROAD PARKING, FRONT & REAR GARDENS, CABIN & LANDSCAPED WITH BOX HEDGING, TURF & PATIO
- ENSUITE TO MASTER BEDROOM & FAMILY BATHROOM BOTH WITH VANITY UNITS, LED MIRRORS & HEATED TOWEL RAILS

A substantial executive new build three bedroom detached bungalow, being built in a semi rural area and extending to approximately 1293 sq.ft. Having a large open plan space to include breakfast kitchen, living area and garden/dining room, the property further benefits from a separate utility, en-suite to master bedroom and a family bathroom. Externally the property will have off road parking, front and rear gardens and a character style curved brick wall boundary feature. Built to 2024 Building Regulation including insulation, fitted solar panels, an electric car charging point & Air source heat pumps. Upgrades available.

Hallway

Open Plan Kitchen Living Diner

Utility

Bedroom One

Ensuite

Bedroom Two

Bedroom Three

Bathroom

Exterior

Location

Tenure: Freehold EPC Rating: Exempt

£440,000

view this property online williamhbrown.co.uk/Property/BWB115603



Property Ref:
BWB115603 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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