NEWTON FALLOWELL

Plot 1, Pinder Gate, Holme Road – PE20 1FN

Offers Over **£350,000**

Plot 1, Pinder Gate

Kirton Holme, Boston

Exceptional New Build Bungalow in an Exclusive Gated Development

Finished to an outstanding specification throughout, this superb detached new-build bungalow offers stylish, energy-efficient living with a true turnkey finish, ready for immediate occupation. Situated within an exclusive gated development of just six individually designed homes, the property combines contemporary design, high-quality craftsmanship and luxurious fixtures and fittings in a desirable village setting.

The beautifully appointed accommodation comprises a welcoming entrance hall and a stunning open-plan living, dining and kitchen space, forming the heart of the home. The luxury fitted kitchen is finished to an exceptional standard and features a comprehensive range of integrated appliances, complemented by quality cabinetry and work surfaces. The principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room, while two further versatile bedrooms provide flexible accommodation, with the third bedroom equally suited as a snug, home office or hobby room. A contemporary family bathroom completes the accommodation.

Externally, the property enjoys off-road parking to the front and an enclosed, professionally landscaped rear garden designed for ease of maintenance and outdoor enjoyment with a south facing log cabin.

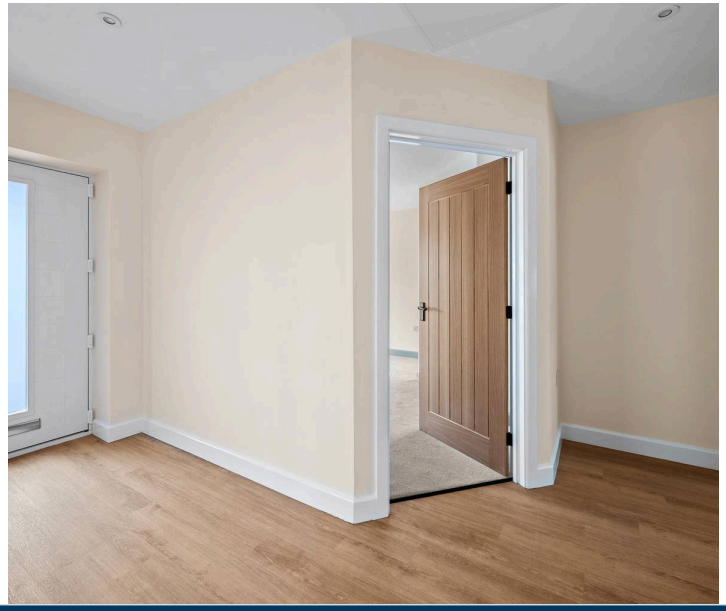
Further benefits include an air source heat pump providing energy-efficient underfloor heating throughout, high-performance double glazing and the reassurance of a thoughtfully designed, modern home built with comfort, efficiency and quality at its core.

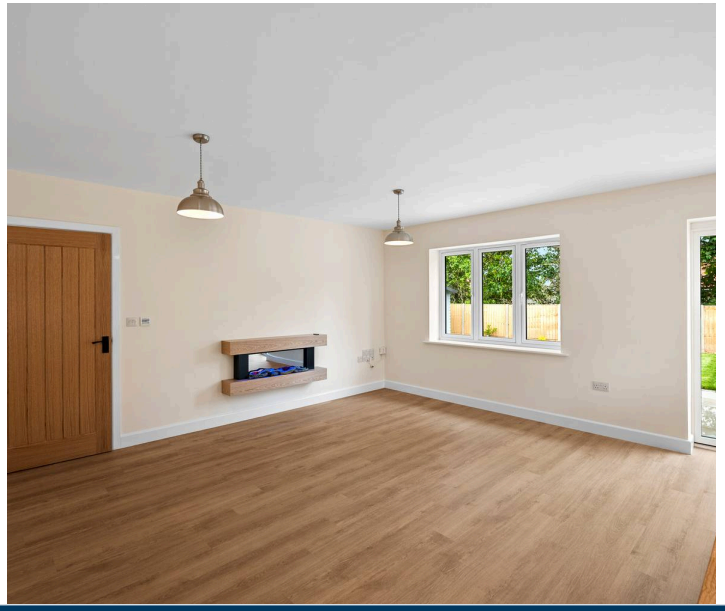
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:





ACCOMMODATION
Part glazed front entrance door through to the:

ENTRANCE HALL
Having inset ceiling spotlights, high quality wood effect Luxury Vinyl flooring with underfloor heating and access to roof space with integrated loft ladder.

OPEN PLAN LIVING/DINING/KITCHEN
22' 6" x 18' 10" (6.86m x 5.74m)
(max) Forming areas comprising:

LIVING/DINING AREA
Having window to rear elevation, high quality wood effect Luxury Vinyl Flooring with underfloor heating and contemporary style wall mounted electric fire with flame effect & LED lighting and oak surround. Flowing through to the:

FITTED KITCHEN AREA
Having bi-fold doors to rear elevation & garden, inset ceiling spotlights and high quality wood effect Luxury Vinyl flooring with underfloor heating. Fitted with a range of base & wall units with work surfaces & upstands comprising: composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboard over and tall unit to side. Work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, cupboards & stainless steel cooker hood over, tall unit to side housing integrated fridge & freezer with further work surface to side with cupboards under, glazed display unit with integrated lighting over. Island unit with solid oak work surface, pop-up mains & USB power point, cupboards under and breakfast bar to one side. The kitchen also features an integrated washer/dryer.

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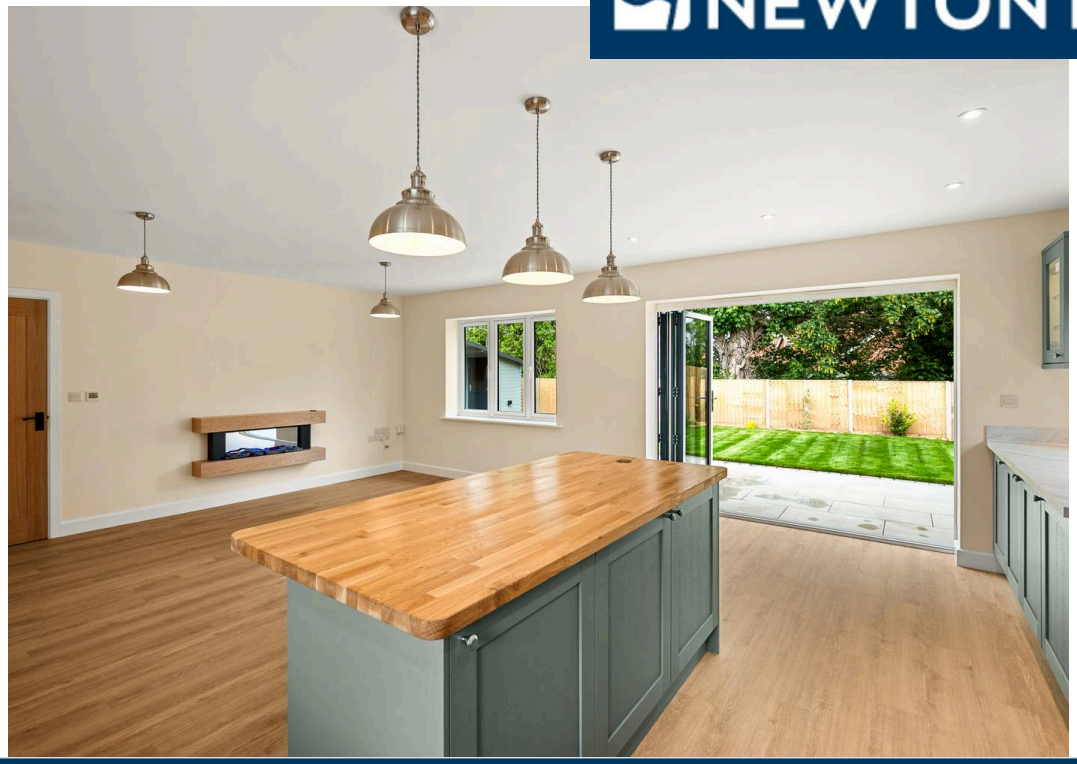
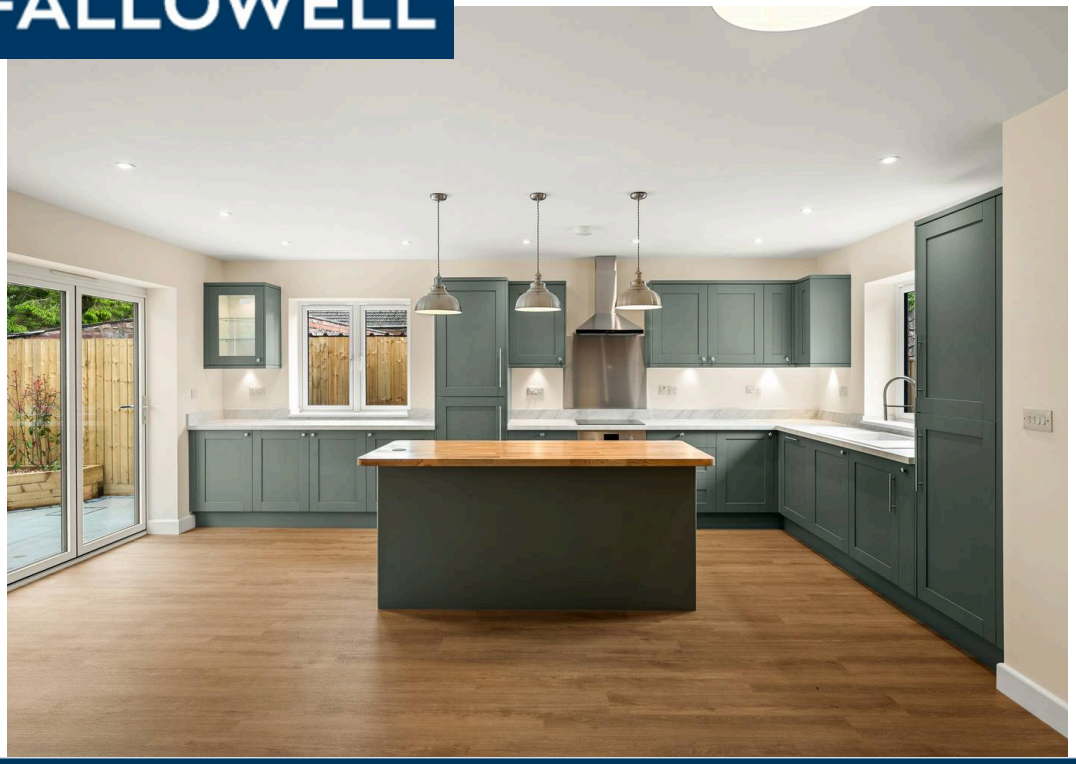




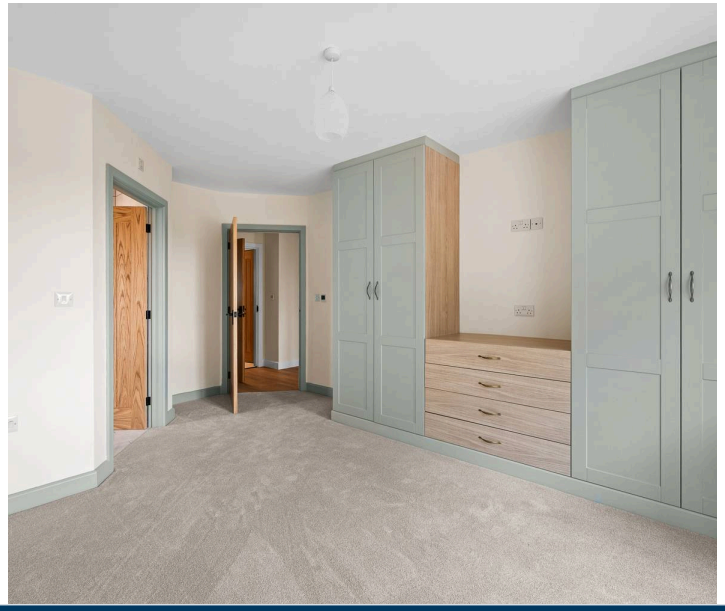
MASTER BEDROOM
18' 4" x 12' 2" (5.58m x 3.71m)
Having bay window to front elevation, new carpeted floor with underfloor heating and fitted wardrobes to either side of drawers.

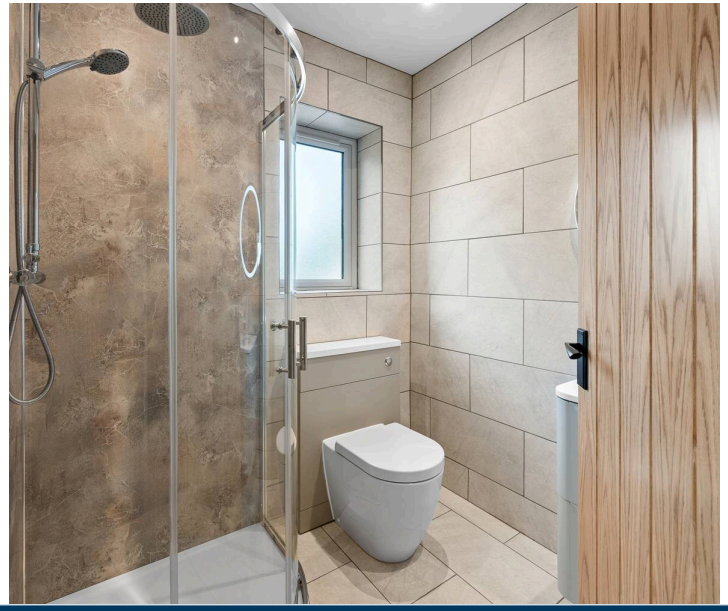
EN-SUITE
Having window to side elevation, porcelain tiled floor with underfloor heating, chrome heated towel rail, tiled walls, illuminated mirror, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with drawers under and WC with concealed cistern.

BEDROOM TWO
11' 10" x 10' 4" (3.61m x 3.16m)
Having window to rear elevation, new carpeted floor with underfloor heating and door to bathroom.

BEDROOM THREE/SNUG/STUDY
12' 8" x 11' 1" (3.85m x 3.38m)
Having full height window to front elevation and high quality wood effect Luxury Vinyl Flooring.

BATHROOM
Also accessed off bedroom two and having window to rear elevation, inset ceiling spotlights, porcelain tiled floor with underfloor heating, chrome heated towel rail, tiled walls, illuminated mirror and built-in utility cupboard with shelving and also housing the hot water cylinder and solar panel controls. Fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.





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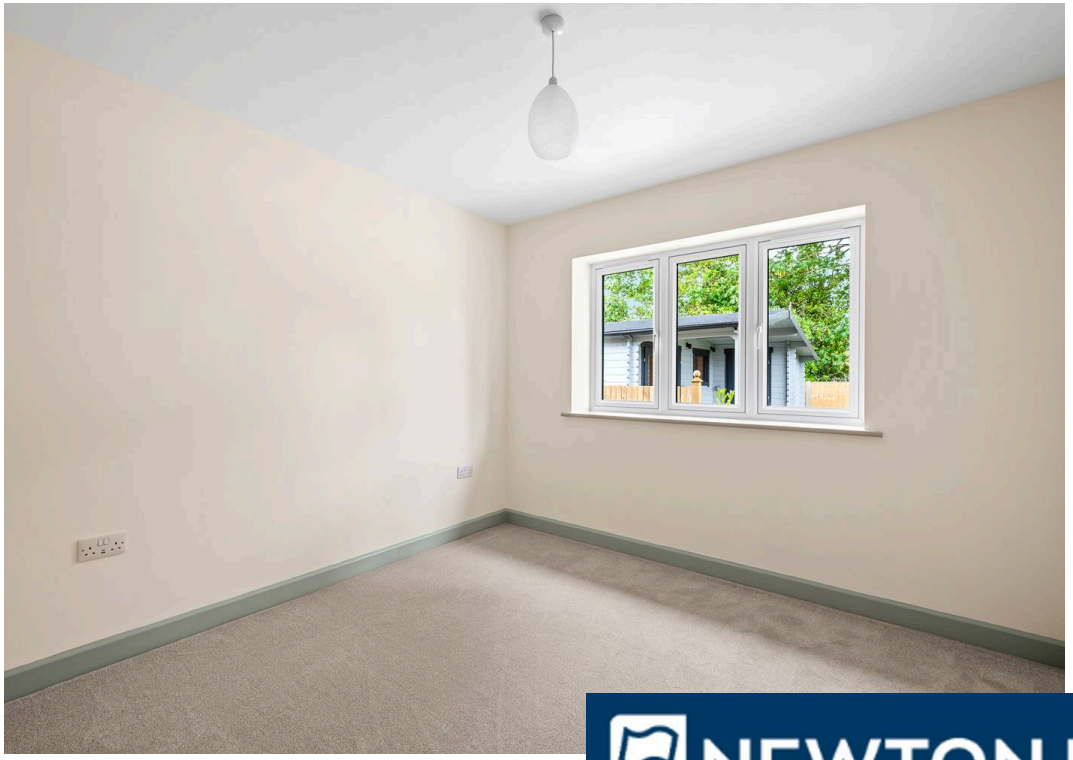

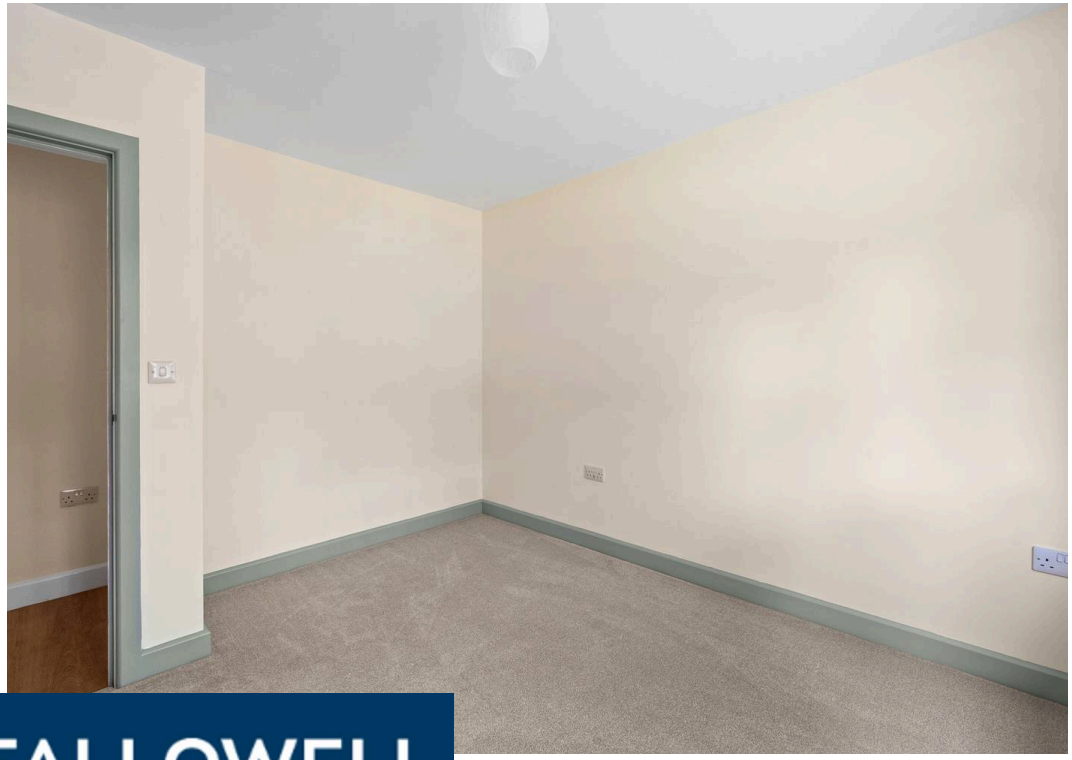

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EXTERIOR

To the front of the property there is a granite resin driveway edged with contrasting black paviour border providing off-road parking for two+ vehicles with an electric car charging point. There are three brick raised beds to the front & side and also a shaped lawn with a feature tree. The front also features exterior security lighting, a bollard light to the driveway, an external tap and a double power outlet.

REAR GARDEN

Being enclosed and laid to lawn with a supersized porcelain slabbed patio which extends across the rear of the property edged with contrasting black paving. Having lighting and raised planters with hardy perennial plants with the aim to present a more established look.

LOG CABIN

16' 5" x 13' 1" (5.00m x 4.00m)

Built on a concrete base with shingle roof tiles, guttering & downpipes, the cabin has been finished off with high quality exterior paint and the interior tongue & groove flooring has been sealed. Split into two rooms this south facing cabin has light, power and a separate storage room. The cabin is surrounded by porcelain slabbing with a patio to the front under canopy and has exterior lights to the front & rear. To the rear of the cabin there is a gravelled storage area with a rotary washing line. Decorative fencing conceals the exterior heat pump.

RESERVATION FEE & EXTRAS

Reservation Fee - £1,000 which is non-refundable after initial 14 day cooling off period but deductable from the final sale price.

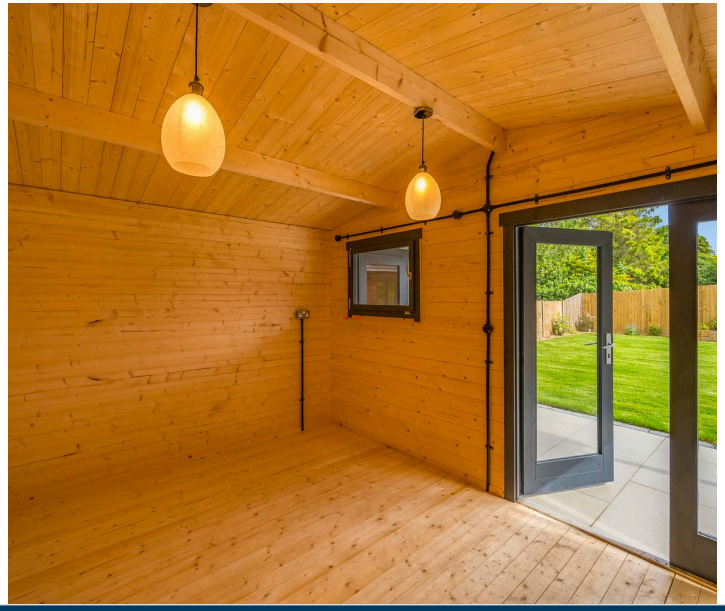
Option extras – the developer is willing to discuss optional extras at the purchasers costs. These will be discussed between the developer and purchaser.

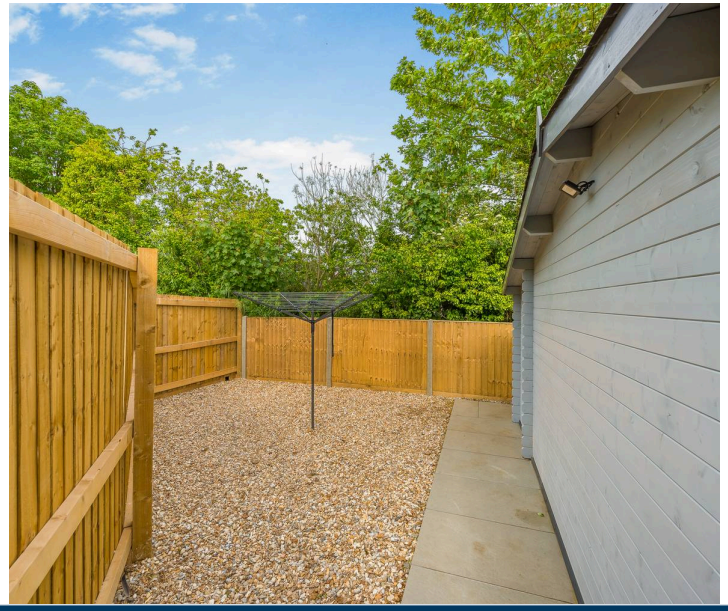
SOFT LANDSCAPING INCLUDED

In general, particular attention to detail has been paid with the planting of the site and features include hardy perennial plants located mindful of conditions, with the aim being to present a more established look with mature shrubs, along with perennial ground cover varieties. The raised beds and rear garden border has included the use of weed membrane, finished with wood chippings. Shrub specimens include: Aucuba, Berberis, Boxus Hedging, Chaenomeles, Elaeagrius, Hypericum, Holly, Laurel, Red Robin, Ribes, Spiraea, Dwarf Conifers x 2 varieties. Ground Cover/Decorative plants include: Cotoneaster, Brunnera, Flox, Heather, Hebe, Hydrangea, Lavender, Periwinkle, Vinca.

SERVICES

The property has mains electricity, water and drainage connected. The property has a three phase electric supply with an air source heat pump serving zoned underfloor heating throughout. The property is double glazed and has solar panels. The property also has BT fibre connection, TV points to all bedrooms & living area with a loft aerial, recessed low energy lighting, external 240v power point and external tap.





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PINDER GATE

Pinder Gate enjoys a peaceful rural setting on the edge of Kirton End, within the village of Kirton Holme. Accessed via Holme Road, the secluded development is located approximately 100 yards from the junction with Donington Road and benefits from its own postcode, PE20 1FN. Surrounded by mature trees and hedging, Pinder Gate offers an exclusive and private village setting in the heart of South Lincolnshire. The development will feature six individually designed homes, accessed via an attractive gated entrance, creating a secluded and prestigious residential community.

LOCATION

Kirton Holme is a peaceful rural hamlet located on the edge of the highly regarded village of Kirton, offering the perfect balance of countryside tranquillity and everyday convenience. Surrounded by attractive Lincolnshire farmland, the area provides an idyllic setting for walking, cycling and enjoying the outdoors, whilst remaining within easy reach of the market town of Boston. Kirton Holme's own 9-hole golf course is just five minutes away, together with Boston West Golf Club and driving range less than 10 minutes from the site. Nearby Kirton offers a range of amenities including shops, a supermarket, schools, healthcare facilities, cafés and public houses, making it an excellent location for families, professionals and retirees alike. With excellent road links across Lincolnshire and easy access to the coast and surrounding countryside, Kirton Holme provides an enviable lifestyle in a charming rural setting.

BUILDERS

Designed by award-winning architects Clive Wicks Associates, the development comprises six individually designed luxury homes set within generous plots, creating an exclusive and bespoke village environment. Built to the latest 2024 building regulations, each eco-friendly home will feature enhanced insulation, three-phase electrical supply, air source heating, underfloor heating, solar panels and EV charging points for energy-efficient modern living. Constructed by respected local company Simon North Building Services, renowned for delivering high-quality bespoke homes, the development is being completed in phases with regular inspections carried out by Boston Borough Council Building Regulations and LABC to ensure exceptional construction standards throughout.

SPECIFICATIONS

Set behind a decorative brick wall with railings and gated entrance, the development is thoughtfully landscaped amongst mature trees and hedging to create an exclusive and private setting. Each property is finished to a high specification throughout, featuring a contemporary fitted kitchen with integrated Bosch appliances, stylish bathrooms with porcelain tiling, vanity units and heated towel rails, together with quality flooring, recessed low-energy lighting and oak interior doors with bespoke black furnishings. Designed for modern eco-friendly living, the homes benefit from air source heating with zoned underfloor heating, solar panels, three-phase electric supply, EV charging point and BT fibre connection. Further features include bi-fold doors opening onto landscaped gardens, generous parking, outdoor lighting and an extensive paved patio. Full details of standard specifications are available upon request from our office.

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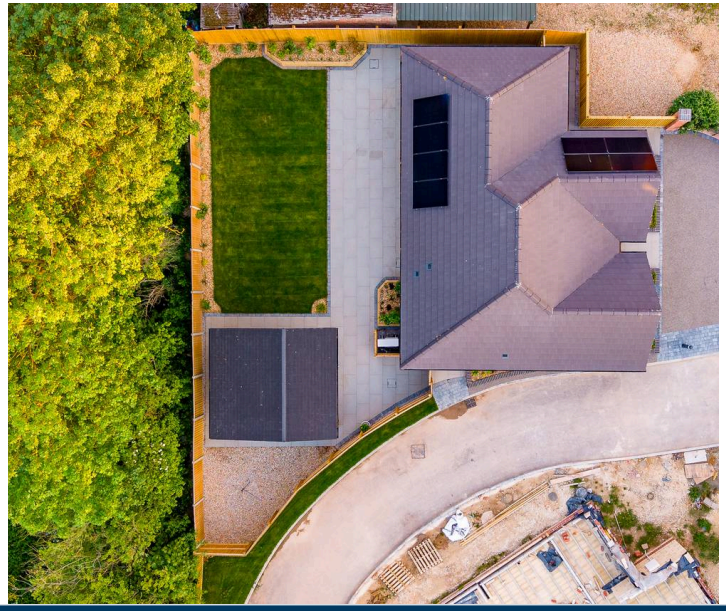

PINDER GATE MANAGEMENT COMPANY

All freehold residents will be part owners (one sixth) of the private road and common ground landscaping – once the 6 dwelling development is fully established the Management Company will be passed to the home owners giving them complete autonomy of their environment for the future. The Management Company will be responsible for maintaining the site i.e. grass & hedge cutting and keeping the grounds looking their best. NB The Management Company will maintain gardens during the conveyance period including – cutting lawns, watering, weed control, keeping paved areas clear of leaves. This is a free service to all new home owners All residents will pay an introductory fee and monthly payments to the Management Company to cover costs. There are huge advantages being a resident within a small private development including the control of annual management costs, security and the rewards of being part of an exclusive development community. The total estimated service charge is £458.33 pa (subject to change as the development progresses.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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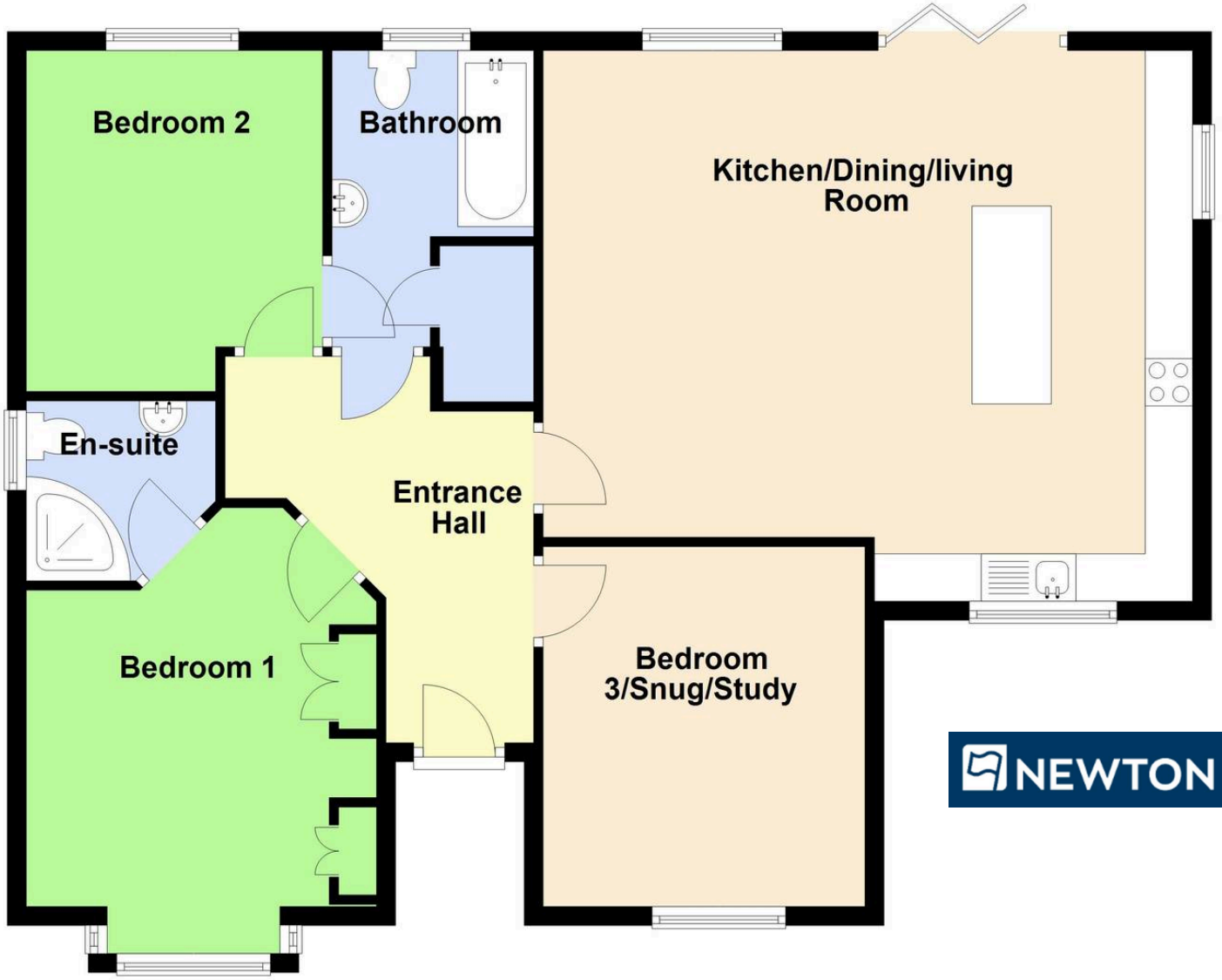
PINDER GATE – SITE PLAN



Total area: approx. 98.1 sq. metres (1055.7 sq. feet)

Newton Fallowell Estate Agents

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