

NEWTON FALLOWELL

21 Philbeech Gardens, Kirton - PE20 1QD

£550,000

21 Philbeech Gardens

Kirton, Boston

A new build detached house in a sought after and exclusive development built by renowned, NHBC award winning builders, Richard Reed Builders Limited.

Set in the popular village of Kirton and having over 2,200 square feet of accommodation which has been finished to an exceptionally high standard throughout with quartz worksurfaces, underfloor heating, deep-set skirting boards and high quality appliances.

To the ground floor there is a spacious entrance hall, study, lounge with media wall and bi-folding doors, open-plan living/dining kitchen with integrated Neff appliances and bi-folding doors on to the rear garden, a utility room and cloakroom off.

To the first floor there are four bedrooms, two with en-suite shower rooms and all with built-in wardrobes and a four-piece family bathroom.

Outside the property has a driveway providing off-road parking and a double garage with electric door 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 triple glazing and an EPC rating of B, making it very energy efficient and comes with a 10-year NHBC warranty.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

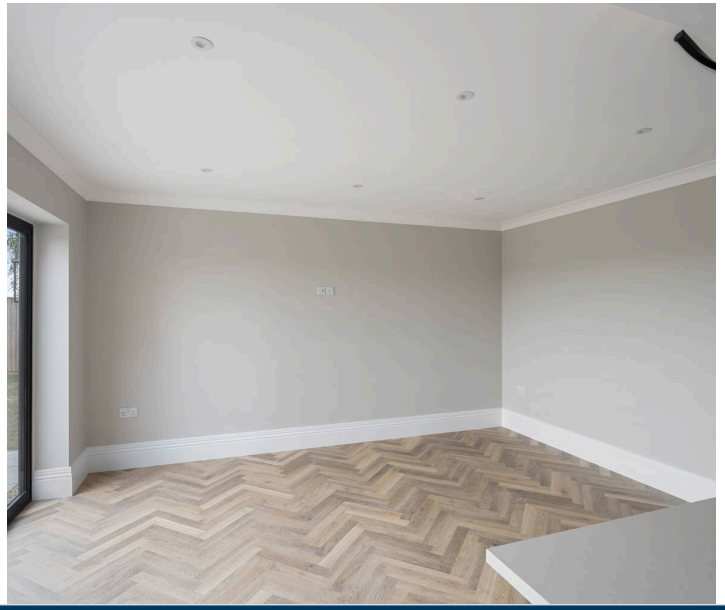
EPC Environmental Impact Rating: B

NEWTON FALLOWELL









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

ENTRANCE HALL
Having coved ceiling with inset ceiling spotlights, wood effect flooring with underfloor heating, built-in cupboard, staircase rising to first floor and understairs storage cupboard.

CLOAKROOM
Having Herringbone flooring with underfloor heating.

DOWNSTAIRS WC
Having Herringbone flooring with underfloor heating, WC with concealed cistern and hand basin with storage under.

SNUG
12' 10" x 10' 6" (3.90m x 3.20m)
Having windows to the front and side elevations.

LOUNGE
20' 9" x 12' 10" (6.32m x 3.90m)
Having bay window to front elevation, Bi-Folding door to the rear elevation, coved ceiling, underfloor heating, media wall with recess for flat screen television and contemporary style electric fire with log bed inset to wall under.

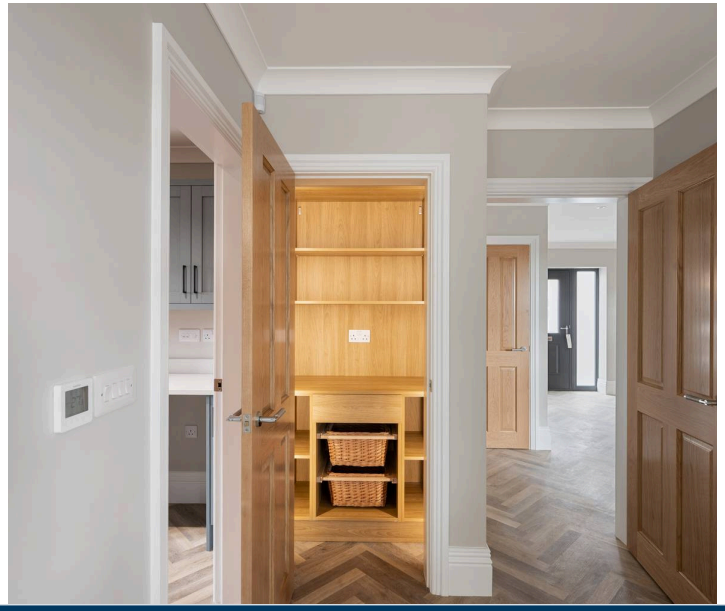
STUDY
9' 0" x 6' 6" (2.74m x 1.97m)
Having window to rear elevation, coved ceiling and underfloor heating.

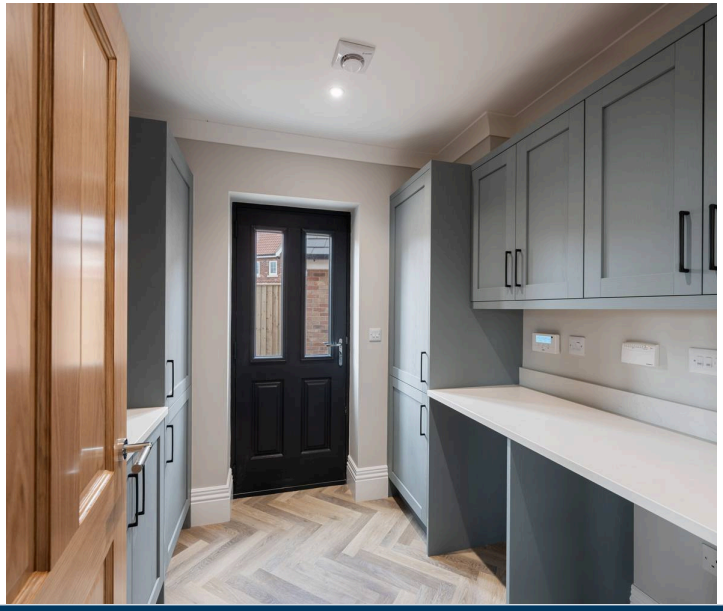
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DINNING KITCHEN
28' 1" x 14' 4" (8.55m x 4.38m)
Having window and bi-folding doors to rear elevation, coved ceiling with inset ceiling spotlights and continuation of Herringbone flooring with underfloor heating. Fitted with a range of base & wall units with quartz work surfaces & upstands comprising: undermounted sink with mixer tap inset to work surface, cupboards, drawers & integrated Neff dishwasher under, cupboard over. Work surface return with inset Neff induction hob, drawers & integrated wine cooler under and breakfast bar to one side. Range of tall units to one wall incorporating: integrated Neff electric oven and Neff combi oven and integrated fridge & freezer. Also benefiting from a separate pantry with automatic lighting and ample storage space.

UTILITY
8' 1" x 7' 0" (2.47m x 2.13m)
Having part glazed door to side elevation, coved ceiling with inset ceiling spotlights, extractor, Herringbone flooring with underfloor heating, quartz work surface with undermounted sink and mixer tap, cupboard, space and plumbing for automatic washing machine & tumble dryer under, cupboards over and two tall units to side.



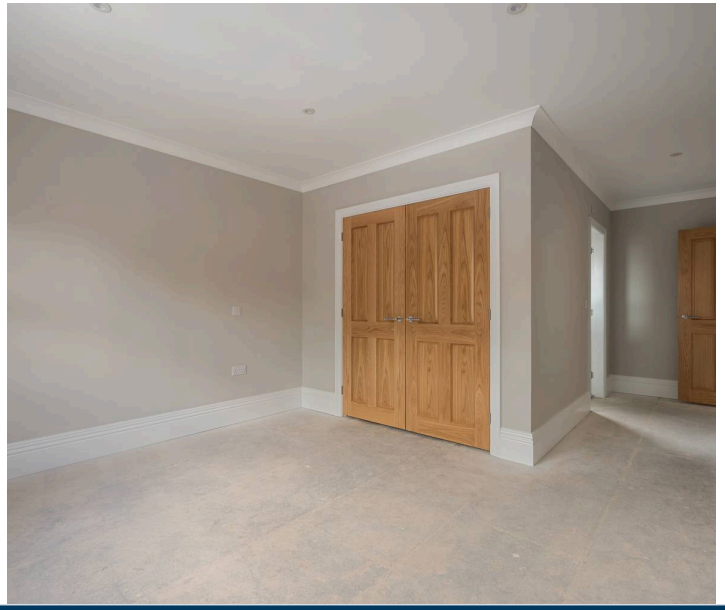




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FIRST FLOOR LANDING
Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator, access to roof space and built-in airing cupboard.

MASTER BEDROOM
13' 7" x 12' 0" (4.13m x 3.67m)
Having three windows to side elevation, coved ceiling, radiator and built-in double wardrobe.

EN-SUITE
Having window to side elevation, heated towel rail, tiled walls, tiled floor, extractor, shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin inset to unit with drawers under.

BEDROOM TWO
12' 10" x 11' 0" (3.91m x 3.35m)
Having window to front elevation, coved ceiling, radiator and built-in wardrobe.

EN-SUITE
Having window to rear elevation, heated towel rail, tiled walls, tiled floor, extractor, shower enclosure with mixer shower fitting, WC with concealed cistern & cupboards under and hand basin inset to vanity unit with storage under.

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BEDROOM THREE
12' 8" x 11' 2" (3.85m x 3.41m)
Having window to front elevation, coved ceiling, radiator and built-in wardrobe.

BEDROOM FOUR
10' 4" x 9' 11" (3.15m x 3.01m)
Having window to side elevation, coved ceiling, radiator and built-in cupboard.

BATHROOM
Having window to front elevation, inset ceiling spotlights, heated towel rail, extractor, tiled walls and tiled floor. Fitted with a suite comprising: panelled bath with central mixer tap, shower enclosure with mixer shower fitting, WC with concealed cistern & cupboards to both sides and hand basin inset to unit with drawers under.

EXTERIOR
To the front of the property there is a garden area with a paved footpath leading to the front entrance door. A driveway to the side provides off-road parking and leads to the:

DOUBLE GARAGE
19' 9" x 18' 0" (6.02m x 5.49m)
Double garage of brick and tile construction, benefiting from an electric up-and-over door, lighting and power.

REAR GARDEN
Being enclosed with side access to both sides and laid to lawn with a paved patio.

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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 triple glazed and will have a 10-year NHBC warranty included.

LIFETIME LEGAL

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Total area: approx. 205.6 sq. metres (2213.3 sq. feet)

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