



Situated on the highly sought-after Frampton Gate development on the outskirts of the thriving village of Kirton, this beautifully presented 'as new' property offers modern family living in a convenient and well-connected location. The neighbouring village provides a wide range of amenities to suit all age groups, including both primary and secondary schools, a selection of eateries, independent shops, a Co-op, veterinary practice and doctors' surgery.

No.12 is a superbly presented four-bedroom detached home in a sought-after position on Frampton-Gate as one of the first built on the development. At less than two years old, it represents an excellent alternative to purchasing brand new, with the advantage of numerous quality upgrades already completed by the current owner. These include a fitted sink unit and additional cupboards within the utility room, and made-to-measure blinds, all contributing to the home's impressive show-home standard of presentation.

The accommodation is well planned for modern living. A welcoming lounge features French doors opening onto the rear garden and patio, while the generous kitchen diner provides ample space for a six- or eight-seater dining table, making it ideal for both everyday family life and entertaining. The ground floor also benefits from a convenient utility room and cloakroom. Upstairs, the property offers four well-proportioned double bedrooms, with the principal bedroom enjoying its own en-suite shower room with double shower enclosure, alongside a neutral family bathroom.

Externally, the enclosed rear garden enjoys a south-easterly aspect, allowing it to benefit from sunshine for much of the day during the warmer months. The property also benefits from the remainder of its NHBC warranty, with eight years remaining from May 2026, offering additional peace of mind for prospective buyers.

Overall, this is a superb opportunity to acquire a modern, upgraded family home within one of the area's most desirable developments.

Council Tax Band - D

EPC - B





Entrance Hall – 5.78m x 2.19m (19'0" x 7'2") Composite front door opening into a spacious entrance hallway with a window to the side aspect providing natural light. Staircase rising to the first-floor accommodation with under-stairs storage cupboard. Radiator and internal door leading through to the integral garage. **Cloakroom / WC** Fitted with a low flush WC and pedestal wash hand basin. UPVC window to the front aspect with fitted blind and radiator.

Lounge 3.39m x 4.95m (11'1" x 16'3") A bright and comfortable reception room located to the rear of the property. French doors open onto the patio and the south-east facing rear garden. Two ceiling light points and radiator.

Kitchen / Dining Room – 6.02m x 2.98m (19'9" x 9'9") A spacious kitchen and dining area with UPVC windows to both the front and side aspects with fitted blinds. The room benefits from luxury LVT flooring in a warm oak herringbone design with the kitchen comprising a range of shaker style drawer and cupboard units at both base and eye level in a 'cashmere' colour with medium oak coloured work surfaces over. Integrated appliances include a dishwasher, induction hob with extractor hood over, double electric fan oven, fridge and freezer units. Single drainer sink unit has a mixer tap over. LED spotlights above the kitchen area and a five-branch light fitting above the dining area. Radiator.

Utility Room – 1.74m x 2.98m (5'9" x 9'9") UPVC window to the rear aspect with fitted blinds and door to the side aspect providing external access. Work surface with cupboard beneath, space and plumbing for washing machine and inset stainless steel sink with mixer tap. Wall-mounted Vaillant gas boiler and intruder alarm control panel

Bedroom One – 4.37m x 3.01m (14'4" x 9'11") Principal bedroom with window to the front aspect with fitted blinds. Radiator and built-in wardrobe with double doors providing hanging rail and shelving. **En-Suite Shower Room** UPVC window to the front aspect. Fitted with a three-piece suite comprising a double shower enclosure with handheld mixer and fixed rainfall shower fittings, pedestal wash hand basin and low flush WC. Heated towel rail, LED spotlights and wall tiling where appropriate.

Bedroom Two – 3.46m x 3.31m (11'4" x 10'10") Window to the front aspect with fitted blinds. Radiator and built-in triple wardrobe with hanging rail and shelving.

Bedroom Three – 4.31m x 2.66m (14'2" x 8'9") Window to the rear aspect. Radiator and built-in triple wardrobe.

Bedroom Four – 2.36m x 2.52m (7'9" x 8'3") Window to the rear aspect with fitted blinds and radiator.

Family Bathroom – 2.36m x 2.07m (7'9" x 6'9") Fitted with a three-piece white suite comprising panel bath with shower unit and shower screen over, low flush WC and pedestal wash hand basin. Heated towel rail and luxury vinyl flooring in a medium oak herringbone design.

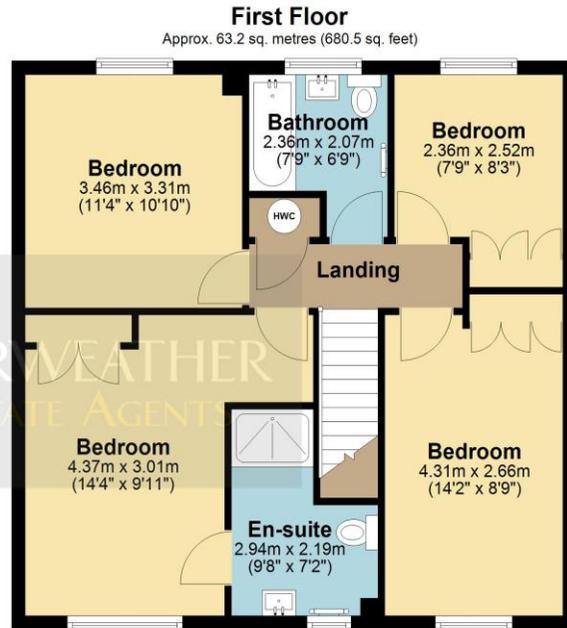
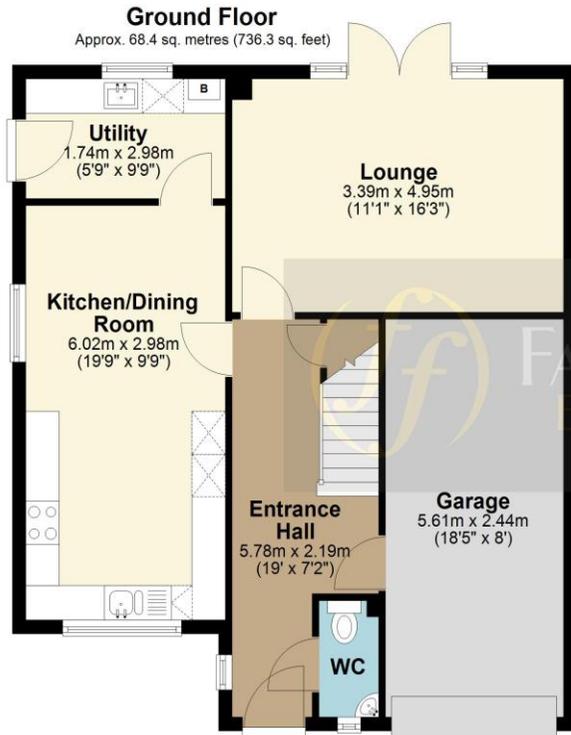
Outside A driveway provides off-road parking and access to the **Integral Garage – 5.61m x 2.44m (18'5" x 8'0")** with up and over door, power and lighting. Internal access door to the entrance hall in the main house.

Rear Garden

The enclosed rear garden is surrounded by timber fencing and considered generous for this age and style of property within the area. The garden is mainly laid to lawn with a paved patio area, ideal for outdoor seating and entertaining.







Total area: approx. 131.6 sq. metres (1416.8 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part of any contract.
Plan produced using PlanUp.

