



 **NEWTON**
FALLOWELL

Plot 22, Philbeech Gardens, Kirton – PE20 1QD
£525,000

Plot 22, Philbeech Gardens

Kirton, Boston

A stunning newly built detached home offering over 2,300 square feet of beautifully finished accommodation, situated within an exclusive development in a sought-after village location. Built by NHBC award-winning Richard Reed Builders Limited, this impressive property combines generous family living space with an excellent specification throughout, together with an open aspect to the side.

The spacious ground floor provides a welcoming entrance hall, study, lounge with media wall, versatile snug/dining room, impressive dining kitchen with integrated appliances, utility room and cloakroom. A generous first floor landing leads to four bedrooms, including a superb master bedroom with en-suite and a second bedroom also benefiting from an en-suite, together with a stylish family bathroom featuring both a bath and separate shower.

Outside, a block-paved driveway provides ample off-road parking and leads to a double garage, while the enclosed rear garden offers a private outdoor space. The property benefits from gas central heating with underfloor heating to the ground floor and radiators to the first floor, together with high-performance glazing designed to maximise energy efficiency.

A superb new home, finished to a high standard throughout, offering substantial accommodation, modern energy-efficient features and the quality you would expect from an award-winning local builder.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B





ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling, herringbone wood flooring with underfloor heating, understairs storage cupboard and staircase rising to first floor.

STUDY

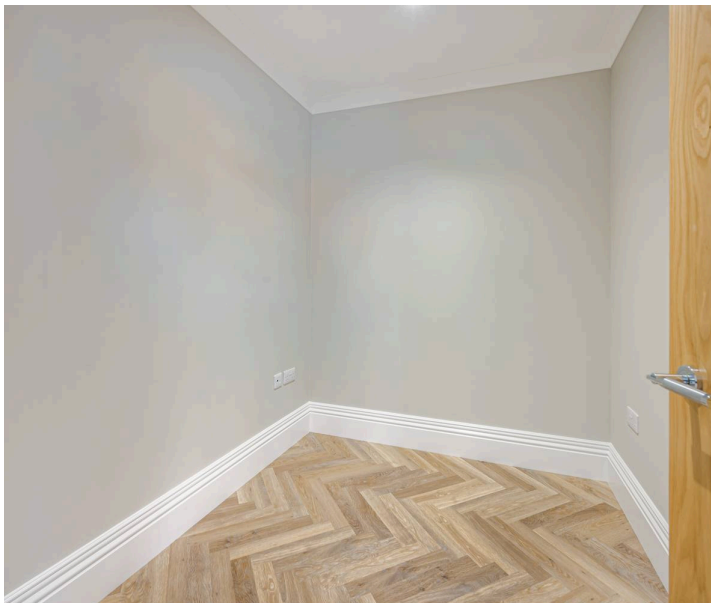
8' 2" x 6' 6" (2.49m x 1.99m)

Having coved ceiling and herringbone wood flooring.

LOUNGE

12' 7" x 7' 10" (3.83m x 2.40m)

Having window to rear elevation, coved ceiling with inset ceiling spotlights, underfloor heating and media wall with inset contemporary style fire with space for flatscreen television over.



SNUG/DINING ROOM

12' 7" x 7' 10" (3.83m x 2.40m)

Having window to front elevation, coved ceiling with inset ceiling spotlights and underfloor heating.

DINING KITCHEN

26' 6" x 11' 6" (8.08m x 3.50m)

Having window & bi-fold doors to rear elevation, coved ceiling with inset ceiling spotlights and herringbone wood flooring with underfloor heating. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl undercounter sink with mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with cupboard under, cupboards over, range of tall units to side incorporating integrated electric double oven, fridge & freezer. Further work surface return with inset induction hob, drawers & integrated wine cooler under, cupboard over and breakfast bar to one side.

UTILITY

Having window & part glazed door to side elevation, coved ceiling with inset ceiling spotlights & extractor, herringbone wood flooring with underfloor heating, door to garage and built-in cupboard. Work surface with undercounter sink & mixer tap, cupboards under. Further work surface with cupboard, space & plumbing for automatic washing machine & tumble dryer under, cupboards over and tall unit to side.

CLOAKROOM

Having coved ceiling, herringbone wood flooring, close coupled WC and hand basin.



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FIRST FLOOR LANDING

Having window to front elevation, coved ceiling with inset ceiling spotlights and radiator.

MASTER BEDROOM

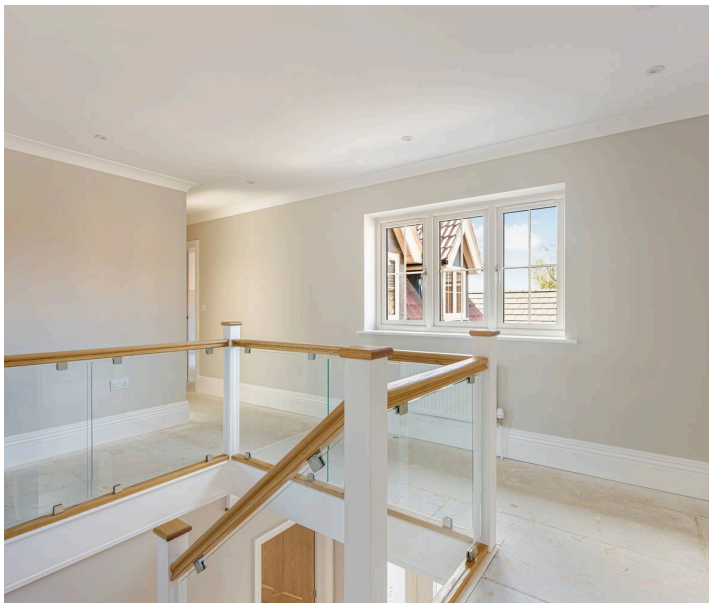
17' 4" x 11' 7" (5.28m x 3.54m)

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator, access to roof space and built-in wardrobe.

EN-SUITE

6' 11" x 6' 7" (2.11m x 2.00m)

Having window to rear elevation, tiled walls, tiled floor, shower enclosure with mixer shower fitting, WC with concealed cistern and wall mounted hand basin inset to vanity unit with cupboard under.



BEDROOM TWO

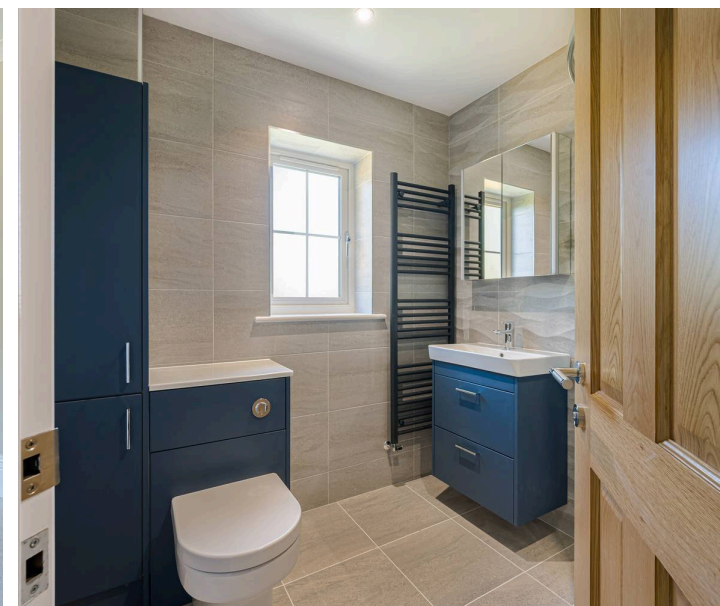
17' 4" x 11' 8" (5.28m x 3.56m)

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator and two built-in wardrobes.

EN-SUITE

6' 3" x 5' 5" (1.91m x 1.64m)

Having window to rear elevation, tiled walls, tiled floor, heated towel rail, shower enclosure with mixer shower fitting, WC with concealed cistern & tall unit to side and wall mounted hand basin with drawers under.





BEDROOM THREE

12' 6" x 10' 0" (3.82m x 3.06m)

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator and built-in wardrobe.

BEDROOM FOUR

18' 8" x 11' 7" (5.69m x 3.54m)

Having two dormer style windows to side elevation, inset ceiling spotlights, two radiators and built-in wardrobe.

BATHROOM

11' 11" x 7' 1" (3.62m x 2.15m)

Having window to side elevation, inset ceiling spotlights, heated towel rail, tiled floor, tiled walls, panelled bath with central mixer tap, shower enclosure with mixer shower fitting, WC with concealed cistern and tall unit to side, hand basin inset to vanity unit with cupboards under.



EXTERIOR

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

DOUBLE GARAGE

21' 2" x 15' 5" (6.46m x 4.69m)

Having two electric doors, light & power.

REAR GARDEN

Being enclosed and laid to lawn with a porcelain tiled patio & footpaths.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving underfloor heating & radiators and the property has high performance glazing. The current council tax is band E.

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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Total area: approx. 218.8 sq. metres (2354.7 sq. feet)

Newton Fallowell Estate Agents

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