



7 Meadowfields

Kirton End, Boston

Exceptional Detached Family Home | Over 2,900 Sq Ft | Exclusive Village Setting

Occupying an generous ½-acre plot with beautiful open countryside views, this exceptional detached home is set within a small exclusive development in the sought-after village of Kirton End. Built to a high specification and offering over 2,900 sq ft of beautifully presented accommodation, it perfectly combines contemporary style with versatile family living.

Approached through electric gates from the lane, with an intercom system, the property immediately creates a sense of exclusivity, while a CCTV system, burglar alarm and PIR external lighting surrounding the property provide added peace of mind.

An inviting entrance hall leads to an impressive lounge where a multi-fuel burner creates a cosy focal point, while bi-fold doors seamlessly connect the living space to the garden. The heart of the home is the stunning dining kitchen, adjoining utility, and a study/snug ideal for home working. The ground floor also offers two double bedrooms, one with an en-suite, together with a family bathroom, providing flexible accommodation for guests or multi-generational living.

Upstairs, the superb principal suite enjoys bi-fold doors opening to elevated views across the rear garden and surrounding countryside, along with a luxurious en-suite. Two further double bedrooms complete the first floor, each benefiting from their own en-suite, creating a rare five-bedroom home with exceptional comfort for family and guests alike.

Outside, the beautifully landscaped frontage features a sweeping block-paved driveway providing ample off-road parking leading to a detached double garage. The rear of the property is equally impressive, where an expansive lawn provides superb space for family life and entertaining while making the most of the surrounding open countryside. A robotic lawn mower system, included within the sale, helps keep the grounds effortlessly maintained, A striking glazed gable showcases the vaulted principal suite, bi-fold doors connect the living spaces to the patio, and a substantial summerhouse offers the perfect retreat for relaxing, hobbies or home working.

Council Tax band: F - Tenure: Freehold - EPC Energy Efficiency Rating: B





Kirton End enjoys a peaceful semi-rural setting on the edge of the popular village of Kirton, offering the best of countryside living while remaining within easy reach of everyday amenities. Kirton provides well-regarded schools, shops, cafés, pubs and healthcare facilities, with the market town of Boston just a short drive away for wider shopping, leisure and rail connections.

ACCOMMODATION

Open porch with part glazed front entrance door through to the:

ENTRANCE HALL

Having inset ceiling spotlights, radiator, wood flooring and large double doored cloaks cupboard.

LOUNGE

26' 6" x 16' 6" (8.07m x 5.02m)

Having windows to both side elevations, bi-fold doors to rear elevation & garden, inset ceiling spotlights and wood flooring with underfloor heating. The beautifully proportioned lounge is an inviting space designed for both relaxing and entertaining, with a striking multi-fuel burner set within an elegant fireplace creating a wonderful focal point. A staircase rises to the first floor, adding character and a sense of space, while wide bi-fold doors draw in natural light and open directly onto the patio and generous rear garden. Warm wood flooring and soft neutral décor complete a room that feels equally cosy on winter evenings and effortlessly connected to the outdoors during the warmer months.





DINING KITCHEN

Forming areas comprising:

KITCHEN AREA

18' 8" x 15' 6" (5.70m x 4.73m)

The stunning open-plan dining kitchen is undoubtedly the heart of the home, with a window to the front elevation, inset ceiling spotlights and wood flooring with underfloor heating. Beautifully appointed with sleek handleless cabinetry, premium integrated appliances, Quooker instant boiling water tap and generous quartz work surfaces. A substantial central island with breakfast bar provides the perfect gathering space for family life and entertaining, while statement pendant lighting and warm oak finishes create a stylish yet inviting atmosphere. Opening seamlessly into the:

DINING AREA

15' 6" x 9' 7" (4.73m x 2.93m)

Having window to side elevation, wood flooring with underfloor heating and bi-fold doors opening to the garden providing a space designed for effortless indoor-outdoor living and making the most of those wonderful countryside views.

UTILITY

9' 1" x 8' 6" (2.77m x 2.60m)

Having window to side elevation, inset ceiling spotlights, extractor, wood flooring with underfloor heating, work surface with inset composite sink, drainer & mixer tap, cupboards, space & plumbing for automatic washing machine and further appliance space under. Work surface return with cupboard under and tall unit to side.



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STUDY/SNUG

15' 4" x 10' 4" (4.67m x 3.15m)

Having window to front elevation and wood flooring with underfloor heating.

INNER HALL

Having inset ceiling spotlights and wood flooring with underfloor heating.

BEDROOM FOUR

16' 10" x 11' 7" (5.13m x 3.53m)

Having bi-fold doors to rear elevation, inset ceiling spotlights and underfloor heating.

EN-SUITE

10' 0" x 6' 9" (3.06m x 2.06m)

Having window to side elevation, inset ceiling spotlights, heated towel rail, part tiled walls and tiled floor. Fitted with a suite comprising: fully tiled walk-in shower enclosure with overhead rainfall & hand held shower attachment, wall hung WC with concealed cistern and hand basin inset to vanity unit with storage under.

BEDROOM FIVE

17' 3" x 9' 4" (5.25m x 2.85m)

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



BATHROOM

9' 0" x 8' 7" (2.75m x 2.62m)

Having window to side elevation, inset ceiling spotlights, heated towel rail, extractor, tiled floor and part tiled walls. Fitted with a suite comprising: freestanding bath with central mixer tap, wall mounted WC with concealed cistern and twin counter basins on unit with drawers under.



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FIRST FLOOR LANDING

Having inset ceiling spotlights, vertical radiator and door to loft storage space.

MASTER BEDROOM

16' 6" x 13' 0" (5.02m x 3.95m)

(max) With inset ceiling spotlights, radiator and two built-in cupboards. This magnificent principal suite is a true sanctuary, featuring a stunning vaulted ceiling and an impressive full-height feature window that perfectly frames the far-reaching countryside views. Bi-fold doors open to a Juliet balcony, flooding the room with natural light and creating a wonderful connection to the outdoors.

EN-SUITE

8' 8" x 5' 8" (2.64m x 1.72m)

Having inset ceiling spotlights, heated towel rail, extractor, wood flooring, part tiled walls, shower enclosure with mixer shower fitting, wall mounted WC with concealed cistern and hand basin with storage under.



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BEDROOM TWO

17' 11" x 16' 5" (5.45m x 5.00m)

(max) Having roof window, inset ceiling spotlights and radiator.

EN-SUITE

7' 8" x 6' 11" (2.34m x 2.10m)

(max) Having roof window, heated towel rail, wood flooring, part tiled walls, shower enclosure with mixer shower fitting, wall mounted WC with concealed cistern and hand basin with storage under.



BEDROOM THREE

18' 8" x 16' 5" (5.70m x 5.00m)

(max) Having two roof windows, inset ceiling spotlights and radiator.

EN-SUITE

7' 8" x 6' 11" (2.34m x 2.10m)

(max) Having roof window, inset ceiling spotlights, heated towel rail, wood flooring, part tiled walls, shower enclosure with mixer shower fitting, wall mounted WC with concealed cistern and hand basin with storage under.





EXTERIOR

To the front of the property there is a shaped lawn. A block paved driveway provides ample off-road parking leading to the:

DETACHED DOUBLE GARAGE

Having two up-and-over doors, side service door, light and power.

REAR GARDEN

Being enclosed and laid to lawn with a paved patio and a summerhouse with light and power. To the side of the property there is a garden shed with attached log store to front and covered store to rear.

SERVICES

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





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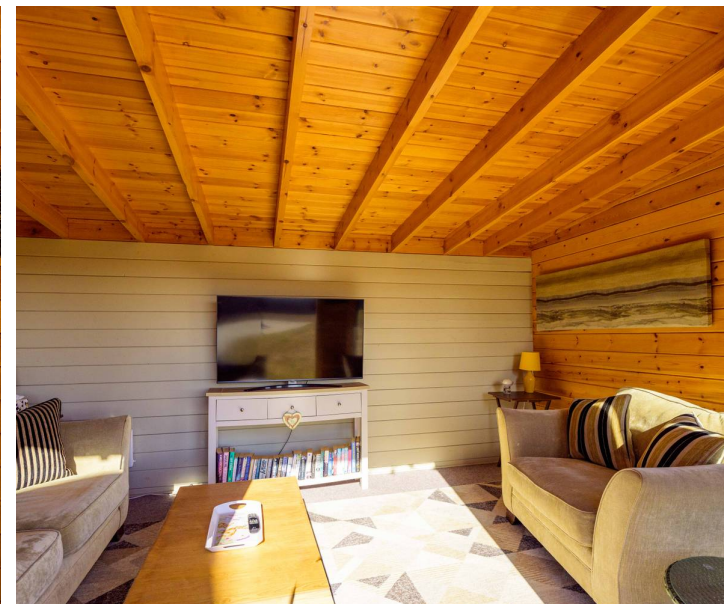


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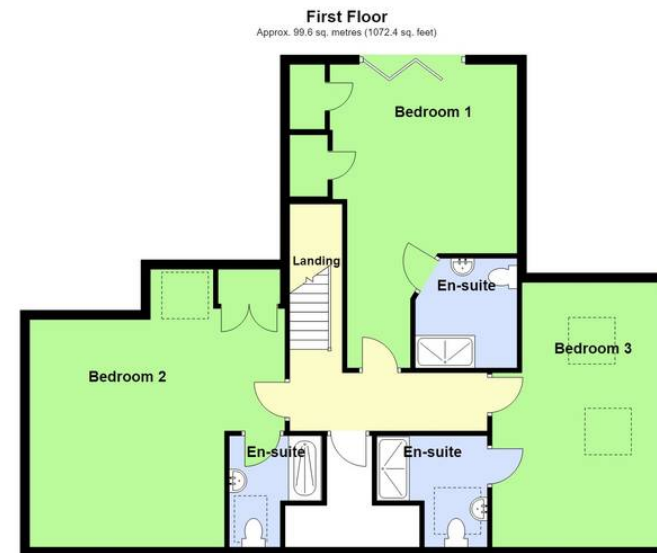
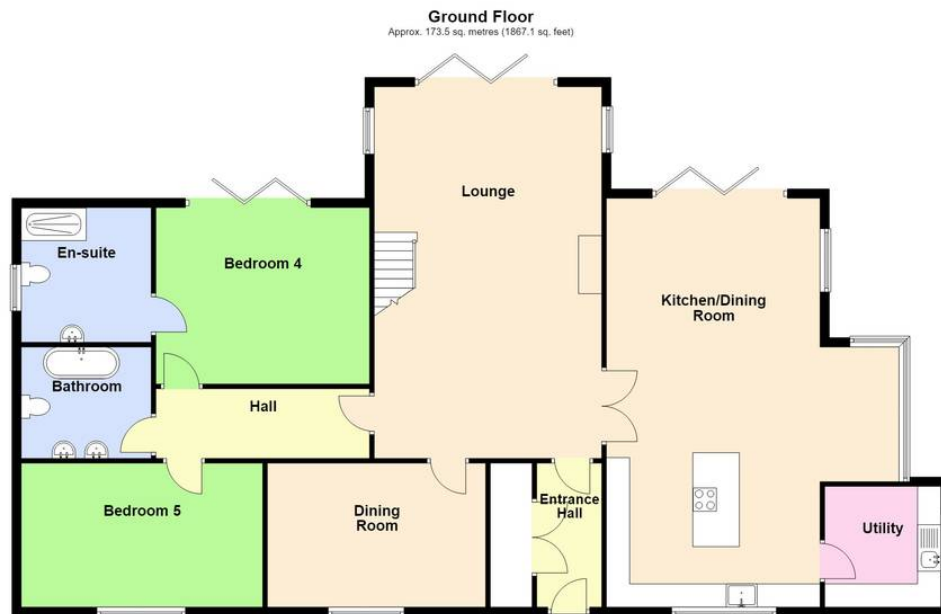


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Total area: approx. 273.1 sq. metres (2939.5 sq. feet)

Newton Fallowell Estate Agents

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