



**£595,000**

Plot 7, Meadow Fields, Donington Road, Kirton End, Boston, Lincolnshire, PE20 1NX

**NEWTON** FALLOWELL



Meadow Fields, Donington Road, Kirton End  
Boston, Lincolnshire, PE20 1NX  
£595,000 Freehold

\*\*\*RESERVED PRIOR TO MARKETING\*\*\*

\*\*ESTIMATED COMPLETION Q3 2022\*\*

**NEWTONFALLOWELL** 

A detached bungalow on a brand new exclusive development of eight bungalows in the village of Kirton End. Built to a very high specification with quality fixtures & fittings by S L Developments and having over 2,900 square feet of accommodation comprising: porch, entrance hall, lounge, kitchen with breakfast area off, dining room, utility, snug, inner hall, study, bedroom four with en-suite and bathroom to ground floor. Master bedroom with en-suite and two further bedrooms with en-suites to first floor. Outside the property has a front garden, a driveway providing off-road parking, a detached garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

#### SPECIFICATIONS

- Flooring offering a choice of carpets & underlay with the option of parquet flooring in hallway and choice of tiled or Karndean flooring in bathrooms.
- Bespoke German made kitchen with marble/granite work surfaces and integrated twin ovens, hob, wine chiller, dishwasher, fridge & freezer. Bespoke units in utility.
- Bathrooms with a Duravit bath & high end taps, Hansgrove shower and Gerberit concealed cistern toilets.
- Downlights with dimmer controls throughout and brushed Schneider electric sockets. Television points in each room with optional wall mounted/corner option. The site is also fibre connected.
- Worcester gas boiler with LED display thermostat providing for both domestic hot water and underfloor heating. Log burner to contemporary rendered fireplace with oak beam above.
- Stone sills, 9001 cottage style colour windows and aluminium Bi-fold doors with trickle vents. All exterior cladding is solid kiln dried Italian oak.
- The garden is turfed & fenced with a block paved driveway, outside lighting, Indian stone patio with double electric sockets and outside tap.
- The garage has a ceiling and is plastered out with an electric door and electric car charging points.
- The property has a ten year structural warranty with A rated insurers.

#### ACCOMMODATION

The accommodation in brief comprises:



**PORCH****LOUNGE**

26'5" x 16'5" (8.07m x 5.02m)

**KITCHEN**

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

**BREAKFAST AREA**

7'8" x 5'1" (2.34m x 1.57m)

**DINING ROOM**

15'6" x 8'3" (4.73m x 2.53m)

**UTILITY ROOM**

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

**INNER HALL****SNUG**

15'3" x 10'4" (4.67m x 3.15m)

**STUDY**

17'2" x 9'4" (5.25m x 2.85m)

**BEDROOM FOUR**

16'9" x 12'6" (5.13m x 3.82m)

**EN-SUITE**

10'0" x 6'8" (3.06m x 2.04m)

**BATHROOM**

9'0" x 8'9" (2.75m x 2.67m)

**FIRST FLOOR LANDING****MASTER BEDROOM**

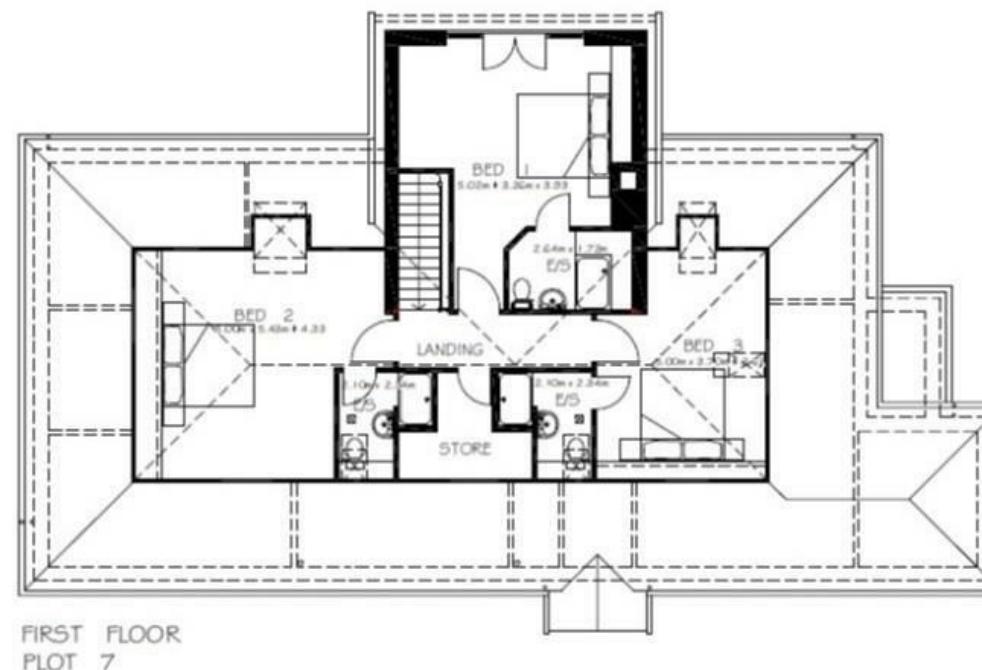
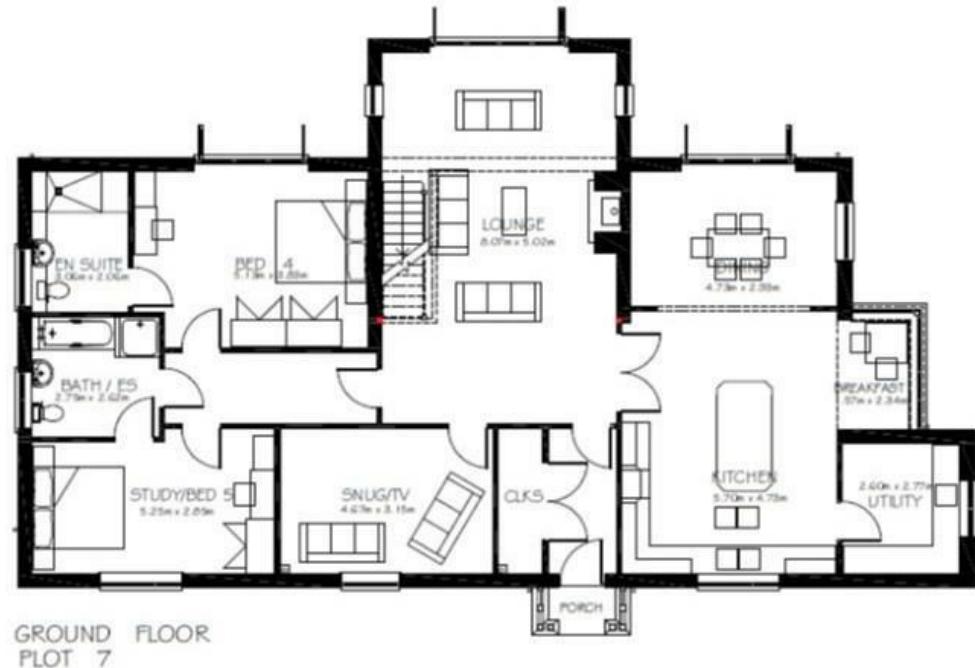
16'5" (max) x 11'6" (max) (5.02m (max) x 3.53m (max))

**EN-SUITE****BEDROOM TWO**

17'9" (max) x 14'2" (max) (5.43m (max) x 4.33m (max))

**EN-SUITE****BEDROOM THREE**

16'4" x 12'1" (5.00m x 3.70m)

**EN-SUITE**

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by underfloor heating and the property is double glazed.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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For more information please call in the office or telephone 01205 353100.



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t: 01205353100

e: boston@newtonfallowell.co.uk  
www.newtonfallowell.co.uk



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		