



**Guide Price £450,000**

The Lodge, Kirton Holme, Boston, Lincolnshire. PE20 1TE





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**Guide Price £450,000 - Freehold**



'The Lodge' is a bespoke newly built executive style five bedroom detached house set in the popular village of Kirton Holme. This one off build enjoys a peaceful setting nestled amongst matures trees and benefits from the very latest energy efficiency technology. The property is finished to a high specification throughout and has accommodation comprising: entrance hall, lounge with wood burner, open plan dining kitchen fitted with quality units, quartz work surfaces & integrated appliances opening to a family room with bi-fold doors to the garden and a wood burner, a utility room and shower room to ground floor. Upstairs an oak staircase provides access to the master bedroom with dressing room & en-suite, four further bedrooms and family bathroom. Outside the property has ample off-road parking to the front, a garage and an enclosed rear garden. The property benefits from an air source heat pump, double glazing and solar panels making it incredibly efficient to run.





### WELCOME TO THE LODGE

Open porch with part glazed front entrance door with side screens & fanlights above through to the:

### ENTRANCE HALL

Having staircase rising to first floor and understairs storage cupboard.

### LOUNGE

15'1" x 14'3"

Having sealed unit double glazed uPVC window to front elevation, wood flooring and fireplace recess with inset wood burner.





## OPEN PLAN LIVING/DINING/KITCHEN

Forming areas comprising:

### DINING KITCHEN

22'3" x 12'9"

Having sealed unit double glazed uPVC windows to side & rear elevations, wood flooring and inset ceiling spotlights. Fitted with a range of base & wall units with quartz work surfaces & upstands comprising: sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards over. Work surface return with inset electric hob, cupboards & pan drawers under, cupboards & extractor over. Tall unit to side housing integrated electric double oven with drawer under, cupboard over and further tall unit to side housing integrated fridge/freezer. Further work surface return forming breakfast bar to one side with cupboards & drawers under. Flowing through to the:





### **FAMILY ROOM**

15'5" x 14'9"

Having sealed unit double glazed uPVC bi-fold doors to side elevation & garden, two sealed unit double glazed uPVC windows to rear elevation, two roof windows, inset ceiling spotlights, continuation of wood flooring and feature wood burner.

### **UTILITY**

8'9" x 5'4"

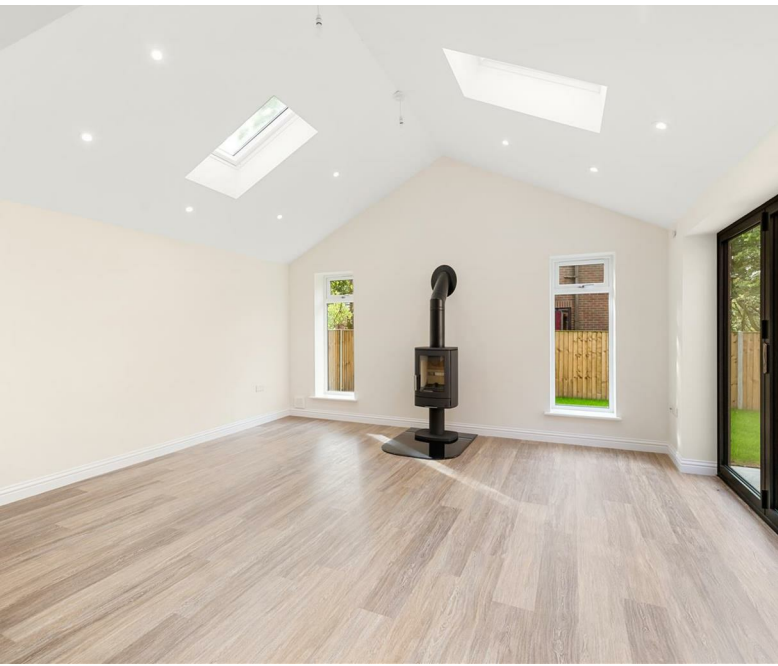
Having sealed unit double glazed uPVC window & part glazed door to rear elevation, wood flooring, work surface with cupboard, space & plumbing for automatic washing machine under, cupboard over. Work surface return with cupboard & space for tumble dryer under, cupboards over.

### **SHOWER ROOM**

8'11" x 6'5"

Having sealed unit double glazed uPVC window to rear elevation, inset ceiling spotlights, wood flooring, double shower enclosure with mixer shower fitting, close coupled WC and hand basin with cupboard under.

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### FIRST FLOOR LANDING

Having feature sealed unit double glazed uPVC full height window to front elevation, built-in cupboard and built-in airing cupboard.

### MASTER BEDROOM

12'11" x 12'5"

Having two sealed unit double glazed uPVC windows to rear elevation and radiator. Opening to the:

### DRESSING ROOM

5'10" x 4'3"

### EN-SUITE

9'2" x 5'2"

Having sealed unit double glazed uPVC window to side elevation, chrome heated towel rail, wood flooring and mermaid board splashbacks. Fitted with a suite comprising: double shower enclosure with mixer shower fitting, close coupled WC and hand basin with cupboard under.



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### **BEDROOM TWO**

16'0" x 10'5"

Having sealed unit double glazed uPVC window to front elevation and radiator.

### **BEDROOM THREE**

13'9" x 9'10"

Having sealed unit double glazed uPVC window to rear elevation and radiator.

### **BEDROOM FOUR**

13'1" x 8'10"

Having sealed unit double glazed uPVC window to front elevation and radiator.

### **BEDROOM FIVE**

9'6" x 8'2"

(door recess in addition) Having sealed unit double glazed uPVC window to rear elevation and radiator.

### **FAMILY BATHROOM**

9'6" x 6'6"

Having sealed unit double glazed uPVC window to side elevation, heated towel rail, wood flooring and mermaid board splashbacks. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath with mixer tap, close coupled WC and hand basin with cupboard under.





### EXTERIOR

To the front of the property there is a large granite chip area which provides ample off-road parking. A paved footpath leads to gated access to the rear garden and has a lawned garden to the side. The granite chip area also gives access to the:

### GARAGE

17'3" x 12'4"

Having insulated electric roller door, window to side, light, power and electric vehicle charging point.

### REAR GARDEN

Being fully enclosed by timber fencing and laid to lawn with a paved patio area.



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### SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump served by underfloor heating to the ground floor and radiators to the first floor. We are advised that the property has twelve solar panels to heat the hot water with excess energy sold back to the national grid.

### VIEWING

By appointment with Newton Fallowell – telephone 01205 353100.

### AGENT'S NOTES

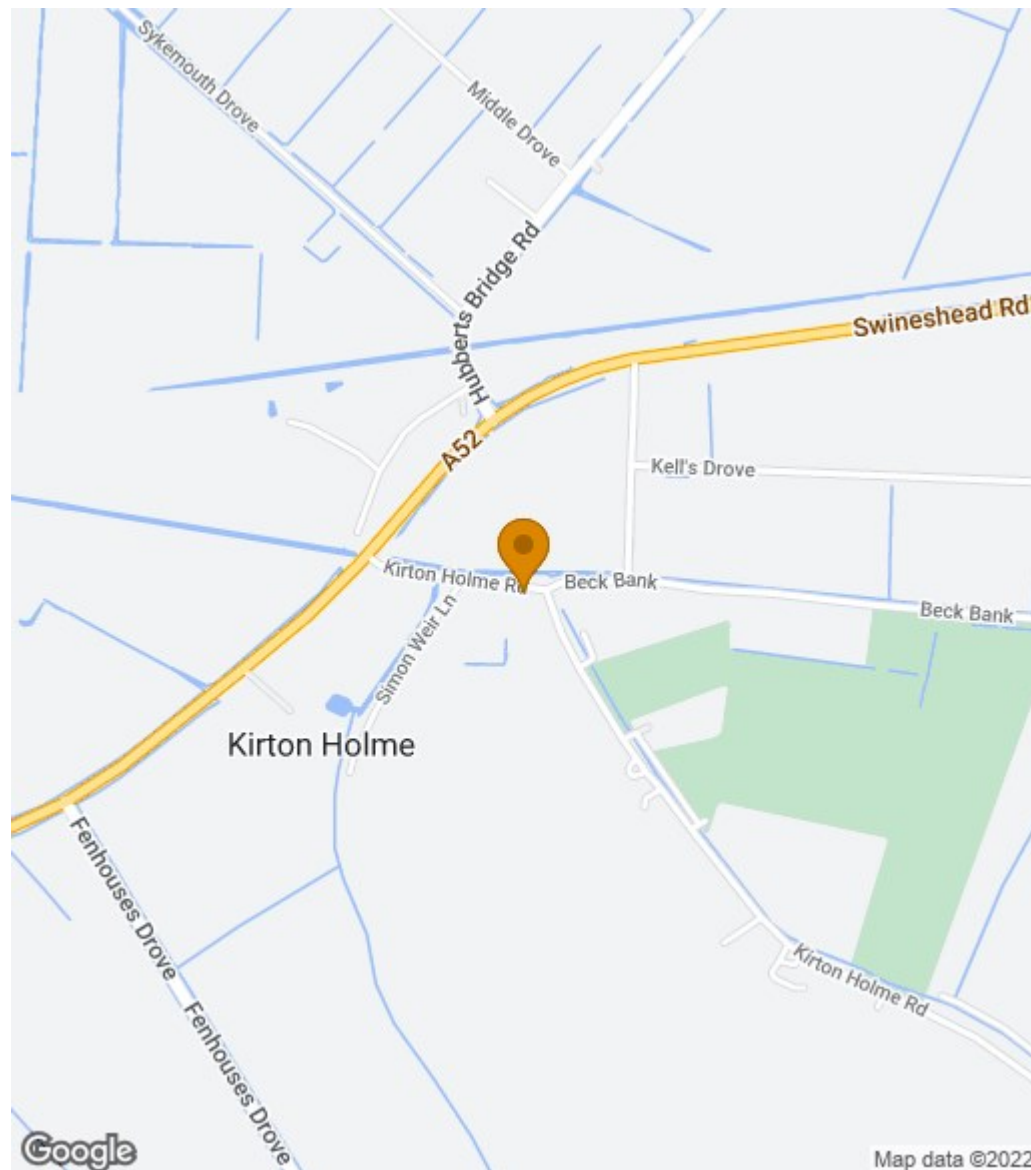
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For more information please call in the office or telephone 01205 353100.





GROUND FLOOR  
1347 sq.ft. (125.2 sq.m.) approx.



1ST FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 2461 sq.ft. (228.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		