ARK PROPERTY

SCENIC HOMES

Plot 1, Wash Road, Kirton, PE20 1QG

£340,000

Welcome to Plot 1, a stunning four bedroom detached home designed with careful consideration for today's living and built by a local developer - Scenic Homes.

This home is designed to offer modern features and spacious accommodation arranged over two floors. The ground floor comprises an entrance hallway, a separate office, a generous lounge, downstairs cloakroom, utility space and an open plan kitchen, dining and family area, providing a practical setting for everyday living and entertaining. Upstairs, the property features four bedrooms, including a principal bedroom with en-suite, alongside a family bathroom.

Externally, the property has ample space for parking on the driveway. Alongside stands a detached garage, as well as an EV charger and side access into the garden.

Situated on Wash Road in Kirton, this new build home offers contemporary living close by to an established village setting, with local amenities and schooling. Also ideally located on the outskirts of Boston, for convenient access to a wider range of amenities and transport links.

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Entrance Hall
Front door , stairs to first floor. Spotlights

Study 8'7" x 8'10" (2.62 x 2.70)
Window to front aspect.

Downstairs Cloakroom 2'11" x 5'7" (0.90 x 1.72)
Vanity unit and W/C.

Living Room 10'1" x 15'0" (3.08 x 4.59)
Window to front aspect. Media Panel. Carpeted flooring

Kitchen and Dining 9'5" x 26'0" (2.89 x 7.94)
Open plan kitchen/diner. Fully fitted kitchen with integrated appliances, mid height oven, hob with extractor over, fridge freezer and dishwasher. Worktops with matching upstands. Glass splash back. Window to rear aspect. French doors to rear garden. Spotlights

Utility 5'7" x 5'4" (1.72 x 1.64)
Door to side access. Cupboard with worktop over, space for 2 appliances. Spotlights

Bedroom 1 9'4" x 14'7" (2.85 x 4.45)
Window to front aspect. Access to bedrooms ensuite containing a shower, vanity unit and W/C.

Bedroom 2 10'2" x 11'1" (3.10 x 3.40)
Window to rear aspect.

Bedroom 3 9'0" x 9'9" (2.76 x 2.99)
Window to rear aspect.

Bedroom 4 8'10" x 9'8" (2.71 x 2.97)
Window to front aspect.

Bathroom 7'5" x 4'5" (2.27 x 1.35)
Window to rear aspect. Bath, vanity unit and W/C.

En-suite 5'5" x 5'9" x 4'4" (1.67 x 1.77 x 1.33)
Window to front aspect. Shower, vanity unit and W/C.

Single Garage 10'4" x 19'11" (3.15 x 6.08)

Garden
Enclosed garden to the rear. Side gate access. Outside tap. Air source heat pump.

Key Features
Fitted kitchen with integrated Bosch appliances
Driveway and single garage
Air source heat pump
Ensuite to Bedroom One
Patio in rear garden and side access
EV Charger
Flooring package included with carpets and flooring
10-year structural warranty ICW WARRANTY

Property Postcode
For location purposes the postcode of this property is: PE20 1QG

Additional Information
PLEASE NOTE: All photos are property of Ark Property Centre and can not be used without their explicit permission. The garden photos haven been digitally enhanced to show turf as this is included in the sale

Anti-Money Laundering (AML) Checks
If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.
Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute. These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

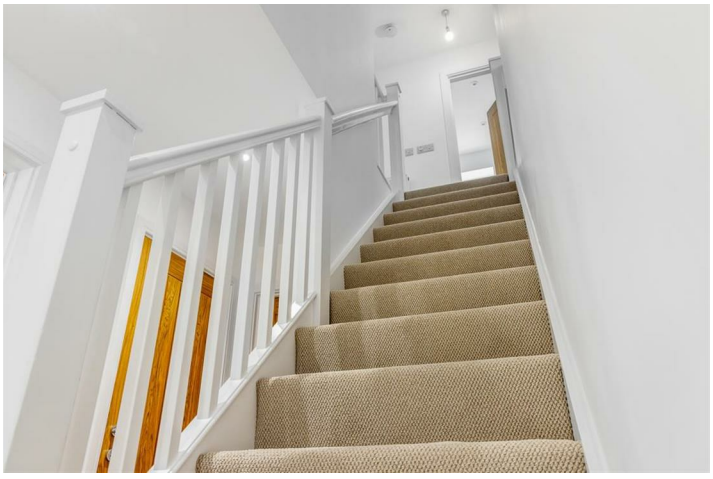
Verified Material Information
Tenure: Freehold
Council tax band: TBC
Annual charge: None
Property construction: Brick Built
Electricity supply: Yes
Solar Panels: No
Other electricity sources: TBC
Water supply: TBC
Sewerage: TBC
Heating: Air Source Heat Pump
Heating features:
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Variable over Voice and Data. Vodafone is Variable over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

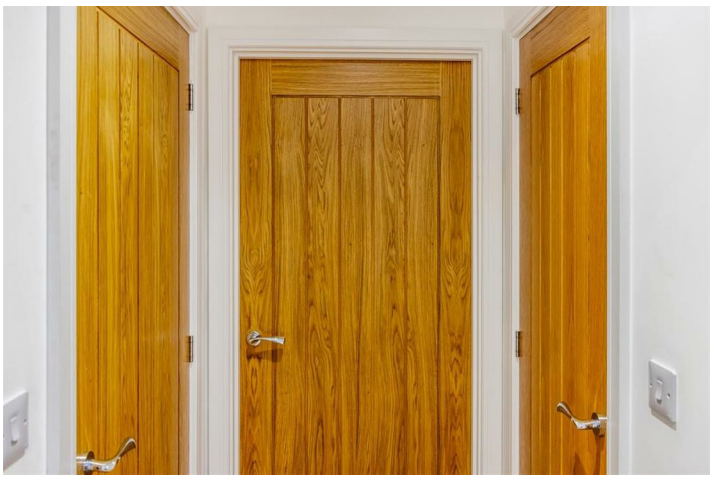
Parking: Driveway and Single Garage
Building safety issues: Not known
Restrictions: Not known
Public right of way: Not known
Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - outside of a groundwater flood alert. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: Not known
Planning permission: Please refer to Boston Borough Council Planning Portal for any planning applications.
Accessibility and adaptations: Not known
Coalfield or mining area: Not known
Energy Performance rating: TBC

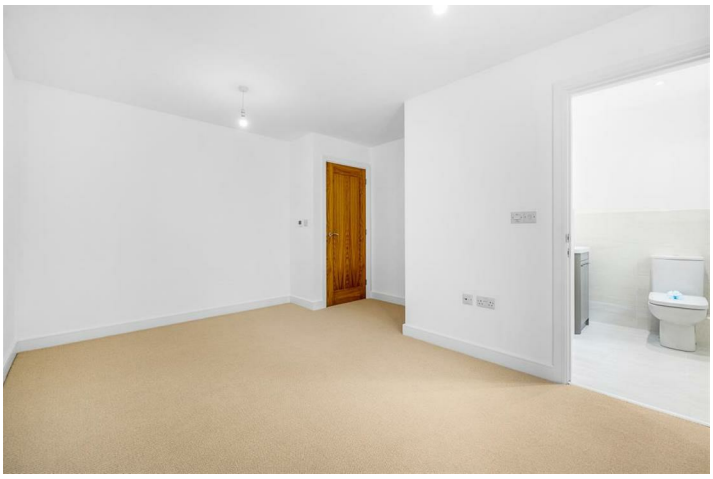
Viewing Arrangements
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

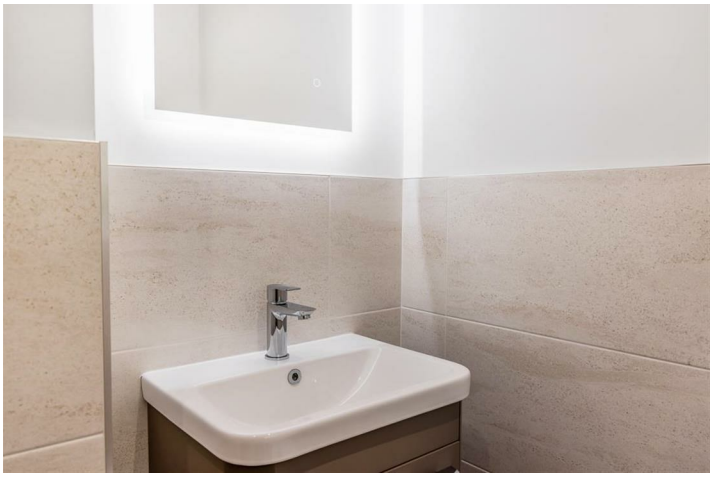
Ark Property Centre
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation. Referral & Fee Disclosure; We can also offer full Financial and Solicitor services. We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

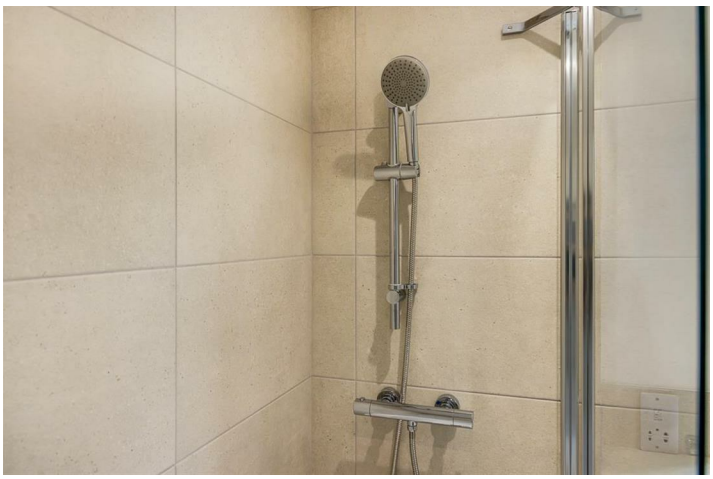
Disclaimer
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.











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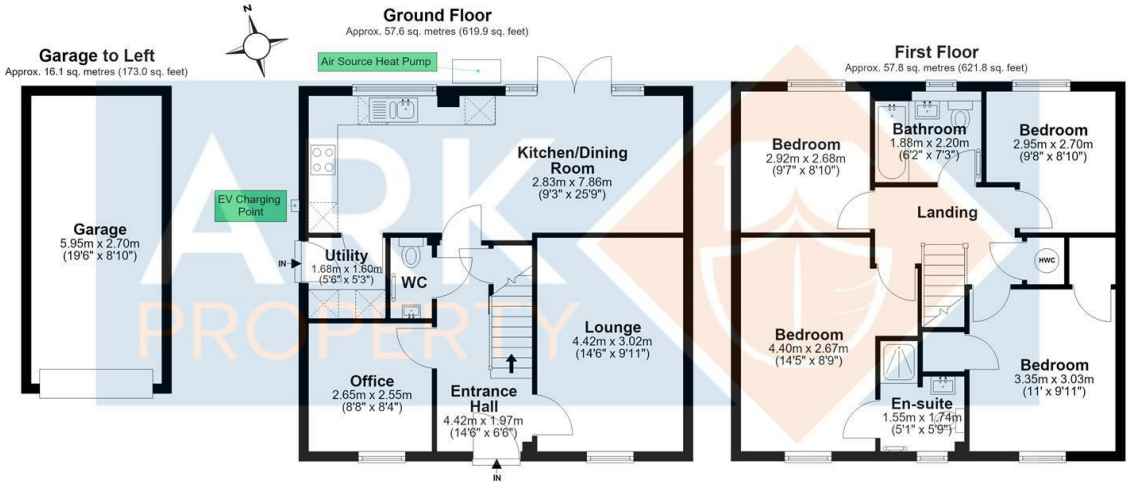
Floor Plan



Total area: approx. 131.4 sq. metres (1414.8 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Location

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