



Davison House

This property is so well presented that I feel certain it would attract interest wherever it were situated, but given that it's located on Holmes Road an early viewing would certainly be recommended. The current owners have notably improved an already versatile property, updating the kitchen and utility and decorating throughout, so the property feels lovely and light across both floors.

Outside, the generous driveway has space for five or six cars and the rear garden is a particular highlight, being a great size for a family and featuring a generous lawned garden with open fields beyond. The recent addition of block-paved patios at both ends of the garden seems perfect for barbeques and outdoor dining, offering either sun or shade as preferred on sunny summer days.

Kirton End is an attractive and sought-after location surrounded by countryside and just south of the historic market town of Boston. The property is only a few minutes from the amenities of Kirton itself and approximately 20 minutes from Spalding and 45 minutes to the city of Peterborough.

- Beautifully Presented, Modern Family Home
- Four Bedrooms, Lounge, Dining Room & Conservatory
- Ground Floor Bedroom Four With En-suite
- Updated Kitchen & Utility
- Generous, Well Maintained Rear Garden and Neighbouring Open Fields
- Gas-Fired Central Heating & uPVC Double Glazing
- Offered With No Onward Chain
- Tenure: Freehold. Council Tax 'C' EPC 'D 65



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Entrance - Via uPVC glazed and leaded effect door into the entrance hall.

Entrance Hall - Having stairs to the first floor, radiator and doors arranged off to:

Lounge 4.46m x 3.74m - With uPVC window to the front aspect overlooking the driveway and garden, luxury vinyl tile flooring, radiator and floating feature fire surround with coal effect fire. The lounge has open access through to the:

Dining Room 3.69m x 2.95m - The dining room features a continuation of the luxury vinyl tile flooring and has glazed double doors through to the conservatory.

Conservatory 3.82m x 2.65m - Having tiled floor, radiator and uPVC leded effect French doors leading out to the rear garden and patio.

Kitchen 3.68m reducing to 2.95m x 2.58m - The updated kitchen comprises a range of contemporary cupboard and drawer units to both base and eye level, including deep pan drawers, inset sink with single lever mixer tap with flexible and rotatable nozzle. Four ring hob with modern angled extractor over, an eye level oven and grill and under stairs storage cupboard with shelving.

Utility 2.28m x 1.76m - Both the utility and kitchen overlook the rear garden. The utility has a part-glazed door leading out to the rear garden and patio area, space for washing machine, tumble dryer and tall fridge freezer.

Ground Floor Bedroom Four/Office 4.93m x 2.34m - Bedroom four overlooks the front garden and driveway and as a former garage conversion is a lovely size, featuring a continuation of the luxury vinyl tiling and has a radiator and power points.

En-Suite Shower Room - Comprising a modern suite of walk-in tiled shower enclosure, low profile WC and vanity basin with mixer tap, tiling to the walls and a heated towel rail.

First Floor Accommodation Landing - uPVC window to the side aspect, loft access, power point and doors arranged off to:

Bedroom One 4.44m x 3.34m - Bedroom one is a particularly generous double and has a uPVC window overlooking the front, radiator and power points.

Bedroom Two 3.74m x 3.04m - With uPVC window overlooking the rear garden, built-in boiler cupboard housing the Worcester gas fire central heating boiler, radiator and power points.







Bedroom Three 2.84m reducing to 2.16m x 2.24m – Has a uPVC window overlooking the front, radiator and fitted double door cupboard.

Bathroom - The bathroom comprises a four piece suite of panel bath with central mixer tap, tiled shower enclosure with rain-head and handheld shower, close coupled WC, pedestal hand basin with mixer tap, tiled walls and heated towel rail.

Outside – The property is approached over a generous tarmac driveway (with a turning bay), providing ample parking for several vehicles. The front garden has been principally laid to lawn, shaped and edged. There is an additional gravel hardstanding area and hedge borders to the sides, canopy porch light and a block-paved footpath extends on the left to provide gated access to the rear.

The rear garden has been enclosed and as can be seen is a lovely size for keen gardeners, families or viewers with pets to consider. There are block-paved seating area's at both ends of the lawn with established tree and shrub borders to the sides. Neighbouring trees offer some welcome summer shade, beyond which lies open fields.





NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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