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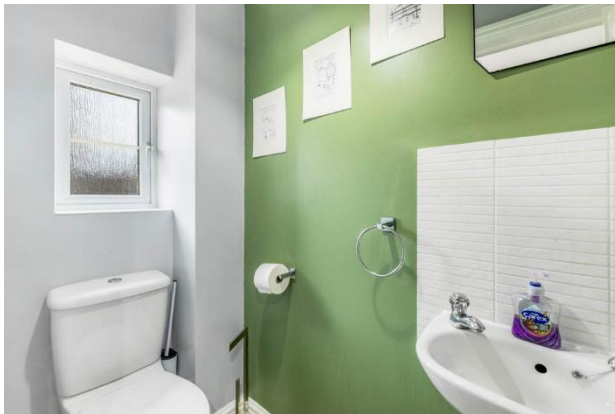
Situated in cul-de-sac off the popular Oldman Close in Boston, this modern four-bedroom family home offers the perfect blend of contemporary living within well-presented surroundings. Built just under 20 years ago, the property and gardens have established over time while naturally, the property itself retains a fresh, modern feel – truly offering the best of both worlds. The area is particularly sought after by families thanks to its close proximity to St Thomas's Primary School and other local amenities such as Garfits Park and a Co-Op. The thriving village of Kirton, which has several amenities, including vets, doctors, shops and schools to suit all age groups is only five minutes away and avoids the need to go into town.

Over the past three years, the current owner has invested significantly in upgrading the home, most notably transforming the kitchen by opening it into the dining area to create a superb, spacious heart of the home. The newly fitted kitchen benefits from modern quartz worktops, Karndean flooring and a full range of integrated appliances including double oven, hob, fridge, freezer and dishwasher, complemented by more luxury additions such as a wine cooler, instant boiling water tap and integrated coffee machine. Both the main bathroom and en-suite have also been stylishly re-fitted, alongside general décor and the installation of new internal doors throughout.

Externally, the property continues to impress with a block paved driveway that leads up to a detached single garage and a private rear garden that is surprisingly generous for a home of this age. Laid mainly to lawn with patio seating areas, it also features an attractive timber pergola adorned with trailing fairy lights, creating an ideal space for entertaining or relaxing with family and friends. Altogether, this is an extremely well-presented and thoughtfully improved home, perfectly suited to modern family life.

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A part glazed composite front door beneath a storm canopy opens into the: **Entrance Hallway** – Having staircase leading to the first-floor accommodation, storage cupboard, wood grain effect Karndean flooring, LED spotlights to the ceiling and a door leading through to the:

Cloakroom – Comprising a two-piece modern suite to include a low flush WC, pedestal wash hand basin, radiator and uPVC opaque window to the front aspect.

Lounge 13' 10" x 16' 11" (4.22 m x 5.16 m) - Has a uPVC bay window to the front aspect with fitted blind, two radiators and a contemporary style log effect electric fireplace with a fitted hearth and fire surround.

Kitchen-Diner 3.10 m x 5.74 m (10'2" x 18'10") - Having a uPVC window to the rear aspect overlooking the garden and uPVC French doors opening onto the rear patio. This generous open-plan kitchen has been recently re-configured by the current owners and benefits from a wood grain effect Karndean LVT flooring and solid quartz work surfaces along with an extensive range of modern 'shaker' style drawer and cupboard units. An inset sink and drainer has an instant boiling tap over. A full range of integrated appliances include a five-ring gas hob with illuminated extractor fan above, double electric fan oven, dishwasher fridge and freezer. Additional luxury appliances include a wine cooler and integrated coffee machine. Complimenting 'metro' style wall tiling, vertical radiator and attractive built-in seating around the dining area, complete with industrial style pendant light fitting, all add to the final finish of this lovely modern kitchen.

Utility Room 3.10 m x 1.55 m (10'2 x 5'1) – Has a uPVC window to the side aspect and apart glazed uPVC door to the rear garden. The utility room comprises work surface space with an inset stainless steel sink unit and cupboard units at base and eye level. The Potterton gas fired central heating boiler is concealed within a cupboard and there is space and plumbing beneath the work surface for both washing machine and condensing tumble dryer.

First Floor Accommodation – The first-floor landing has loft access, built in airing cupboard housing the hot water cylinder and linen shelving and a radiator. Doors are arranged off to:

Bedroom One 3.52 m x 4.25 m (11'6 x 13'11) - Having a uPVC window to the front aspect, radiator and built-in wardrobes with hanging rails and sliding doors.

An **En-suite Shower Room 1.00m x 2.73m (3'3 x 8'11)** – Has also been recently replaced and has a uPVC window to the side aspect, electric shaver point and extractor fan and comprises a three-piece suite to include shower enclosure, hand basin and low flush WC, with attractive patterned wall tiling where appropriate.

Bedroom Two 3.25 m x 2.74 m (10'8 x 9'0) - Has a uPVC window to the rear aspect and a radiator.

Bedroom Three 2.56 m x 3.15 m (8'5 x 10'4) – Has uPVC window to the front aspect, built-in storage cupboard and a radiator.

Bedroom Four 2.28 m x 2.45m (7'6 x 8'0) – Having a uPVC window to the rear aspect and a radiator.

Modern Family Bathroom 2.29 m x 2.12 m (7'6 x 6'11) – Recently replaced by the current owner and re-fitted with a modern three-piece suite to include, panel bath with mixer tap over and mains fed shower with both fitted shower head and handheld attachment. There is a low flush WC and hand basin with mixer tap over and built-in storage beneath. The bathroom benefits from a heated towel rail and electric shaver point and has a uPVC window to the rear aspect and attractive patterned floor tiling.

Situated in a small cul-de-sac with established shaped hedging to the front of the property, a paved path gives access to the front door and a blocked paved driveway with parking for at least two vehicles leads up to a **Single Detached Garage 5.66m x 3.06m (18'7 x 10.0')** - Which has an up and over door, light and power. A timber gate on the driveway opens through into the rear garden which is totally enclosed by timber fencing and surprisingly private for the age of the property, as it is not overlooked by any other property from the rear aspect. The garden is mainly laid to lawn with a generous paved patio area having a timber pergola above ideal for trailing plants, outdoor lighting etc. At the end of the garden a circular patio area is situated by a brick built barbecue. An area behind the garage is useful for storage or standing for a shed or greenhouse. The rear garden also benefits from an outside tap and outdoor lighting.









Total area: approx. 126.3 sq. metres (1359.1 sq. feet)

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