





# Parsons Drive

This greatly improved modern detached home is located within the popular Parsons Drive area of Boston and offers exceptionally well-presented accommodation, thoughtfully enhanced by the current owner. A particular highlight is the superb kitchen diner which spans the full width of the rear of the property and was completed two years ago, creating an impressive and sociable heart to the home.

Leading from the kitchen is a uPVC conservatory, providing valuable additional living space with views over the garden, while the former garage has been professionally converted to create a versatile ground-floor reception room, currently used as a study and ideal for those working from home. The conversion has also allowed for the addition of a practical utility area and cloakroom accessed from the kitchen. Please note the property no longer benefits from a garage.

Externally, the house offers a generous driveway providing off-road parking for approximately three to four vehicles. To the side of the property, a substantial shed with a fibreglass roof has been installed, ensuring excellent storage space for garden furniture, bicycles and tools.

Located off Redcap Lane and Tattershall Road, the property is a short walk from the Witham Country Park Nature Reserve and is conveniently positioned for anyone working at the hospital.

EPC - D

Council Tax Band - B

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A uPVC front door opens into the **Entrance Hallway** – Having staircase to the first-floor accommodation, a modern vertical radiator and LVT flooring.

**Lounge 4.55m x 3.82m (14'11 x 12'6)** – Has a box bay window to the front aspect with fitted blinds, two radiators an under-stair storage cupboard and central ceiling light point.

**Study/Guest Room 2.11m x 2.35m (6'11 x 7'9)** With a window to the front aspect, a continuation of the LVT flooring and LED spotlights to the ceiling.





Open-Plan Dining Kitchen (3.40m x 7.43m x 11'2 x 24'5) – This fantastic kitchen is just over two years old and has windows to the rear aspect and an attractive wood grain effect LVT flooring. The kitchen comprises a range of marble effect work surfaces which extend into a breakfast bar, with sage green 'shaker' style drawer and cupboard units at both base and eye-level. An inset sink unit has a mixer tap over with modern 'Metro' style wall tiling where appropriate. Integrated appliances include an induction hob with modern Russell Hobbs extractor fan over, an electric fan and a dishwasher. There is ample space for a larger style fridge freezer (which may be open to negotiation within the asking price of the property). The dining area also has a window to the rear aspect, a radiator and a combination of both wall and ceiling light points.

Conservatory 2.66m x 4.61m (8'9 x 15'1) – Of brick and uPVC construction with laminate flooring, a radiator and fitted blinds.

Utility Room 2.96m x 1.41m (9'8 x 4'7) The other side of the garage conversion, has a laminate floor, worksurfaces with cupboards at both base and eye-level, space and plumbing for both a washing machine and tumble dryer.

Cloakroom – With a low flush WC and corner wash basin with cupboard beneath.

First floor landing - Has a window to the side aspect and a built-in linen cupboard with shelving.

Bedroom One 3.77m x 2.88m (12'4 x 9'5) – Has a window to the rear aspect, radiator and two double built-in wardrobes with hanging rails. En-suite shower room includes a shower enclosure, low flush WC and wash basin with mixer tap over.

Bedroom Two 3.13m x 2.51m (10'3 x 8'3) – Has a window to the front aspect, radiator and feature panelling to one wall.

Bedroom Three 2.23m x 2.17m (7'4 x 7'1) – With window to the front aspect, radiator and cupboard over the stairs.

Outside – To the front of the property, a gravel driveway provides ample off-road parking for multiple vehicles. A gate to the side of the property allows access around to the rear garden which is totally enclosed by quality fencing and comprises areas of lawn garden and block paved patio. It is not overlooked from the rear by any other property. A lean-to shed with fibreglass roof runs along the opposite side of the property, providing valuable storage space for items that would usually be kept in the garage.













Total area: approx. 110.0 sq. metres (1183.7 sq. feet)

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Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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