



# No.54

Situated within one of the area's most sought-after and well-established residential locations, this recently fully refurbished property occupies a generous and mature plot on the outskirts of the thriving village of Kirton. The village itself offers a strong sense of community and an excellent range of amenities including a doctor's surgery, veterinary surgery, independent shops, eateries and schooling for all age groups, making it a particularly desirable place to live.

This attractive four-bedroom detached home stands on an impressive plot of approximately one third of an acre, with beautifully well stocked established gardens that are fully enclosed, private and ideal for both children and pets. The south-facing rear garden provides a wonderful outdoor space and enjoys a high degree of privacy, perfectly complementing the home's family-friendly credentials.

The property has recently undergone a comprehensive refurbishment, including a thoughtful reconfiguration of the internal layout to better suit modern living. At the heart of the home is a superb open-plan living kitchen, offering ample space for cooking, dining and relaxing while enjoying uninterrupted views over the garden. A generous lounge features a Clearview wood-burning stove, creating a cosy yet light-filled living environment, which flows through to a large garden room, further enhancing the living space and making the most of the attractive garden outlook.

Upstairs, the accommodation continues to impress with four incredibly well-proportioned double bedrooms, including a stylish principal bedroom with a modern en-suite, alongside a newly fitted family bathroom and separate WC.

A practical home to suit country life, the property also benefits from both a boot room and a utility room fully fitted with useful cupboard space, plus an attached double garage.

Offered to the market with the significant advantage of no onward chain, this beautifully presented home represents an ideal opportunity for families seeking space, privacy and village living in an attractive and highly regarded location.

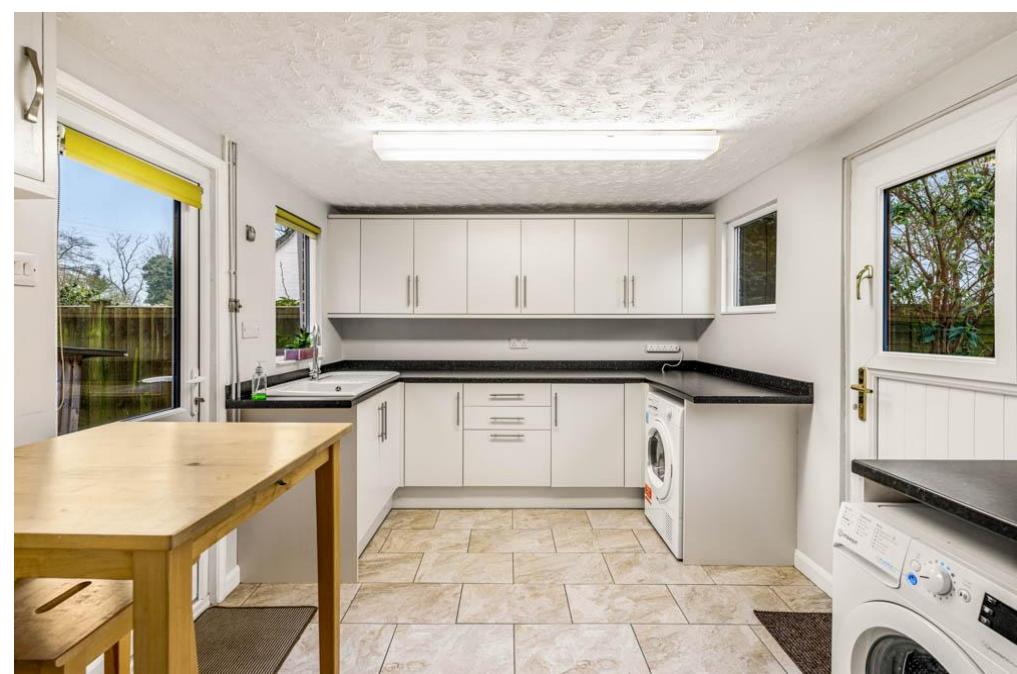


Part glazed front door leads into the **Entrance Hall 1.97m x 5.83m (6'6 x 19'2)**– Which has a tiled floor, radiator, staircase rising to the first-floor accommodation with storage beneath and further built-in storage cupboard.

**Cloakroom** – Houses a low flush WC and pedestal wash handbasin with window to the side aspect and a radiator.

Part glazed door leads through to an **Inner Hallway** which has window to the front aspect and an integral door through to the double garage. This of course provides the potential to extend the living accommodation into the garage space, subject naturally to the appropriate planning consent.

**Open- Plan ‘Living Kitchen’**– Totally reconfigured within the last three years by the current owners, the **kitchen – 4.56m x 3.30m (15'0 x 10'10)**- has windows to the front and side aspects, a range of quartz work surfaces with ‘Shaker’ style drawer and cupboard units at both base and eye level. Integrated appliances include a dishwasher, induction hob with stainless steel extractor fan over and two electric fan ovens beneath. Concealed appliances also include larder style fridge-freezer. A one and a half bowl sink unit has a mixer tap over. This open plan room has tiled flooring throughout. The **dining area 2.75m x 3.36m (11'11 x 9'0)** has windows to both the side and rear aspect and the **seating / lounge area 2.84m x 5.29m (9'4 x 17'4)** has French doors opening out onto the patio and south facing rear garden.



**Utility Room 2.89m x 3.44m (9'6 x 11'3)** – Has a door to the front aspect and stable style door to the rear aspect, ideal for pets. There is a continuation of the tiled flooring from the kitchen and a range of worktops with a generous amount of drawer and cupboard units at both base and eye level. There is space and plumbing for both washing machine and tumble dryer, a Worcester Bosch gas fired boiler and upgraded consumer units following the recent renovation works.

**Lounge 4.50m x 6.09m (14'9 x 20'0)** – With a window to the side aspect, two radiators and a brick fireplace with oak beam above housing a Clearview cast-iron wood burner. The lounge is then open plan through to the

**Garden Room / Conservatory 4.90m x 4.02m (16'1 x 13'2)** – Of brick and uPVC construction, with a tiled floor, French doors that open onto the patio and south-facing rear garden, two radiators fitted blinds and a ceiling light fan.

**First Floor Landing** – Has a window to the front aspect, a radiator separate cloakroom housing low flush WC and wash basin with a window to the front and built-in airing cupboard housing hot water cylinder and shelving.

**Bedroom One 4.58m x 3.30m (15'0 x 10'10)** – Has windows to the front and side aspect, radiator and ensuite shower room comprising a modern three-piece suite of pedestal wash handbasin low flush WC and double shower enclosure with towel rail.

**Bedroom Two 3.57m x 3.92m (11'9 x 12'10)** – Has two windows to the rear aspect enjoying views over the rear garden, two radiators and a double wardrobe with hanging rails and shelving.

**Bedroom Three 3.57m x 3.66m (11'9 x 12'0)** – With window to the rear aspect once again and a radiator.

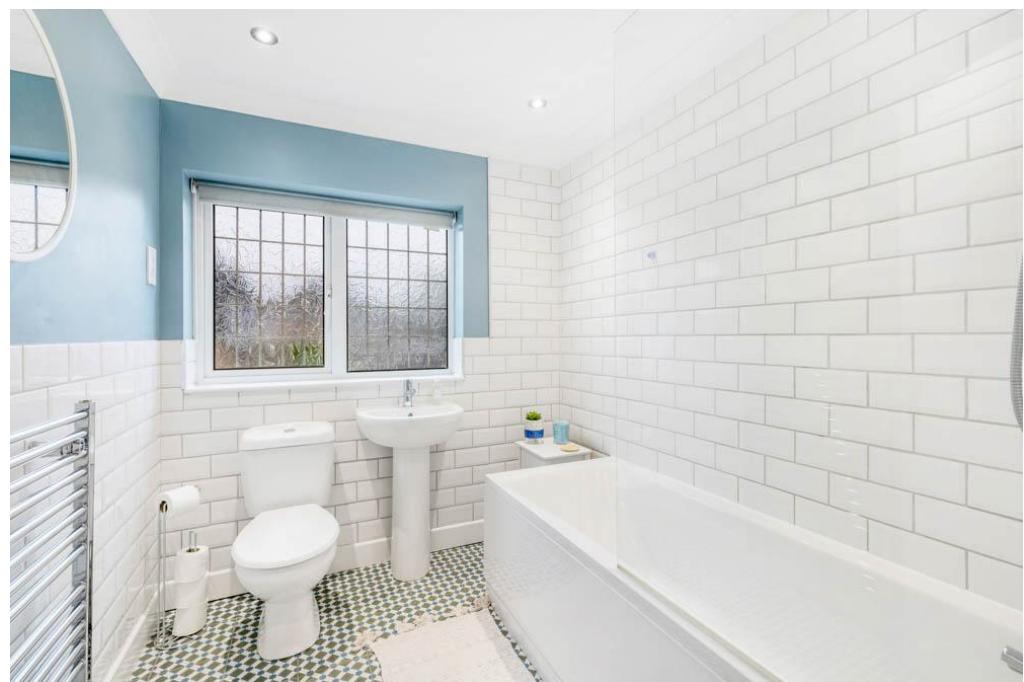
**Bedroom Four 3.65m x 3.16m (12'0 x 10'4)** – Window to the side and rear aspects, radiator and built in double wardrobe with hanging rail and shelving.

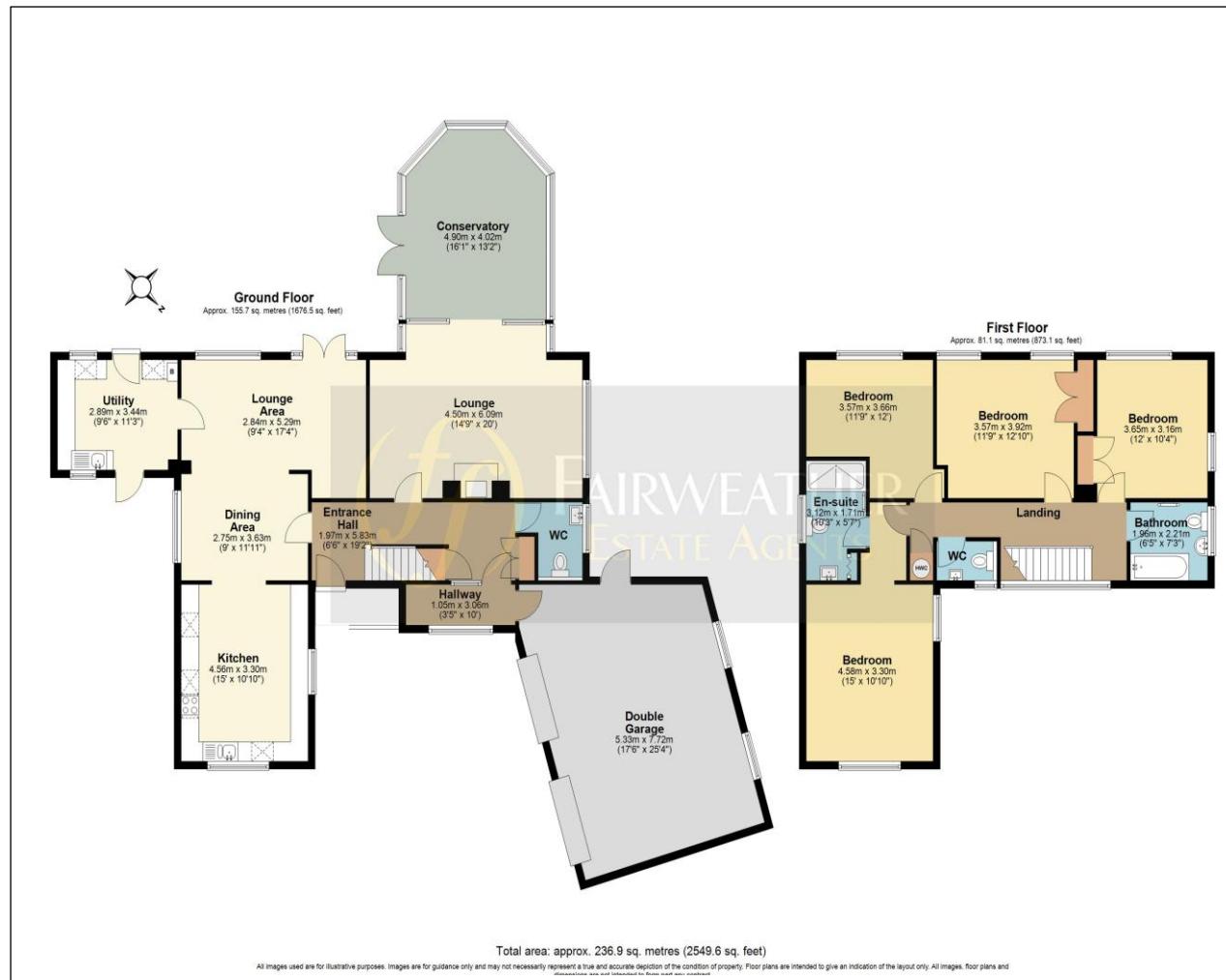
**Family Bathroom** – Window to the side aspect and a new modern three-piece white bathroom suite to include a panel bath with mixer shower over, pedestal wash hand basin and low flush WC. The bathroom has wall tiling where appropriate and attractive Victorian style patterned floor tiles.

**Outside** - Both the front and rear gardens are totally enclosed, with the sellers keen to point out that they consider it to be a pet-safe garden. A five bar timber gate opens onto an extensive block paved driveway providing ample off-road parking for several vehicles as well as an attached **Double Garage 5.33m x 7.72m (17'6 x 25'4)** – having one electric door and one up and over door, lights and power and a door and window to the rear aspect. The front garden enjoys a variety of trees and established shrubs as well as lawned areas, with gates to either side of the property.

The rear garden is also fully enclosed by timber fencing and laid mainly to lawn with generous patio areas and well-established and well-stocked borders planted with a host of flowering plants shrubs and bushes that offer year-round shape, colour and structure. The seller informs us that a particularly attractive red beech tree at the bottom of the garden provides welcome shade from the full south facing sunshine in the summer months.







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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