



23 Florin Drive, Boston, PE21 7LU

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Freehold

Offers in excess of £175,000



## Key Features

- Semi-detached three storey town house
- Three bedrooms
- Kitchen & lounge/diner
- Cloakroom, en-suite & bathroom
- Off-road parking & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating TBC





A semi-detached, three storey town house in a popular residential location on the outskirts of town. Having well presented accommodation comprising: entrance hall, cloakroom, kitchen and lounge/diner to ground floor. Two bedrooms and bathroom to first floor. Master bedroom with en-suite to second floor. Outside the property has a low maintenance enclosed rear garden and a garage. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

Having radiator, wood effect flooring and staircase rising to first floor.

#### CLOAKROOM

1.64m x 0.88m (5'5" x 2'11")

Having window to front elevation, radiator, close coupled WC and hand basin.

#### KITCHEN

4.21m x 2.23m (13'10" x 7'4")

Having windows to front & side elevations, inset ceiling spotlights, radiator and vinyl flooring.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawer under.

Work surface return with inset gas hob, integrated electric oven, cupboard & drawers under, cupboards & stainless steel cooker hood over, space for upright fridge/freezer to one side. Further work surface return with space & plumbing for automatic washing machine & further appliance space under, cupboards over.

#### LOUNGE/DINER

4.57m x 3.92m (15'0" x 12'11")

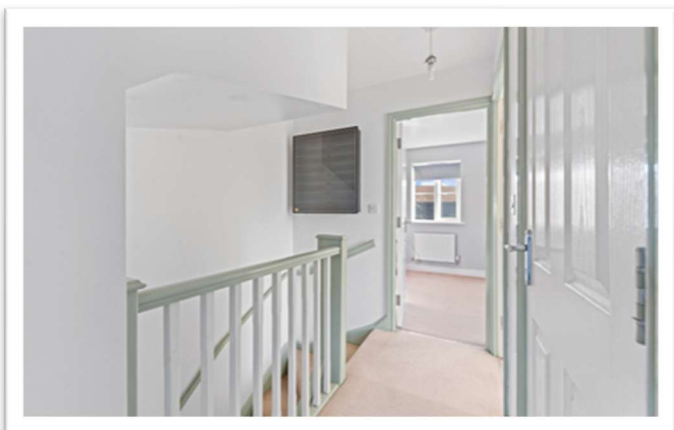
Having window & french doors to rear elevation, two radiators and understairs storage cupboard.





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### FIRST FLOOR LANDING

Having radiator and built-in cupboard. Door to staircase rising to second floor with window to front elevation and radiator.

### BEDROOM TWO

3.86m x 2.63m (12'8" x 8'7")

Having two windows to rear elevation, radiator and built-in wardrobe.

### BEDROOM THREE

2.51m x 2.47m (8'2" x 8'1")

Having window to front elevation and radiator.

### BATHROOM

2.11m x 1.67m (6'11" x 5'6")

Having window to side elevation, radiator, extractor, part tiled walls and tile effect flooring. Fitted with a suite comprising: panelled bath, close coupled WC and pedestal hand basin.





## SECOND FLOOR MASTER BEDROOM

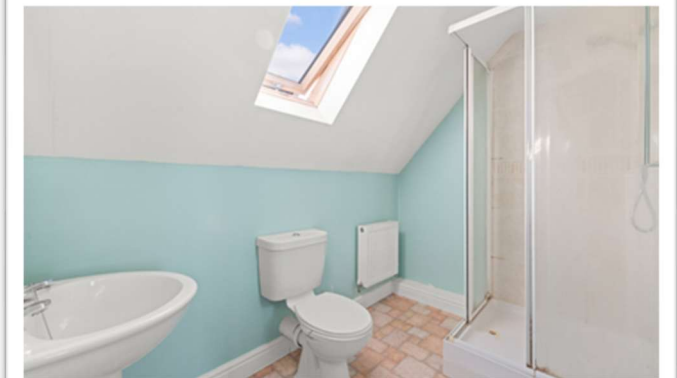
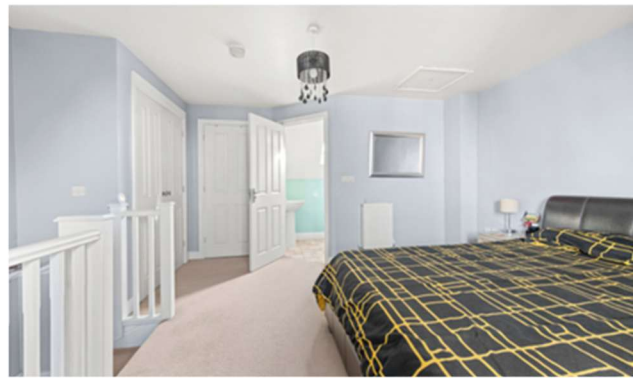
4.89m x 4.54m (16'0" x 14'11")

Having dormer style window to front elevation, two radiators, built-in wardrobe and built-in airing cupboard.

## EN-SUITE

2.56m x 1.72m (8'5" x 5'7")

Having Velux window to rear elevation, radiator, tile effect flooring, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



### EXTERIOR

To the front of the property there is a small garden with a paved footpath leading to the front entrance door.

### REAR GARDEN

Being enclosed and having a decked patio area with paved area beyond. A gate to the rear leads to a garage and off-road parking.

### SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

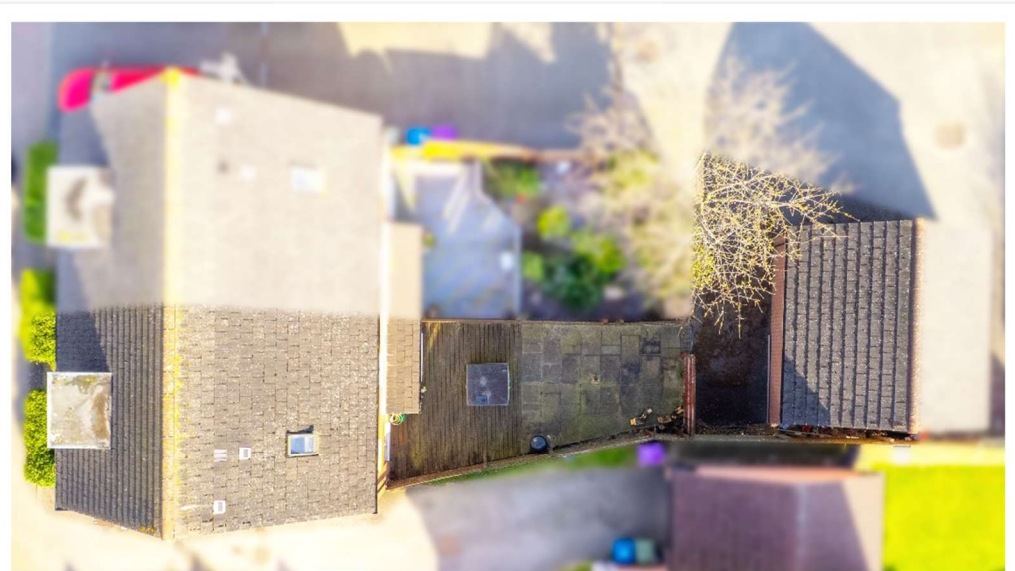
### AGENT'S NOTES

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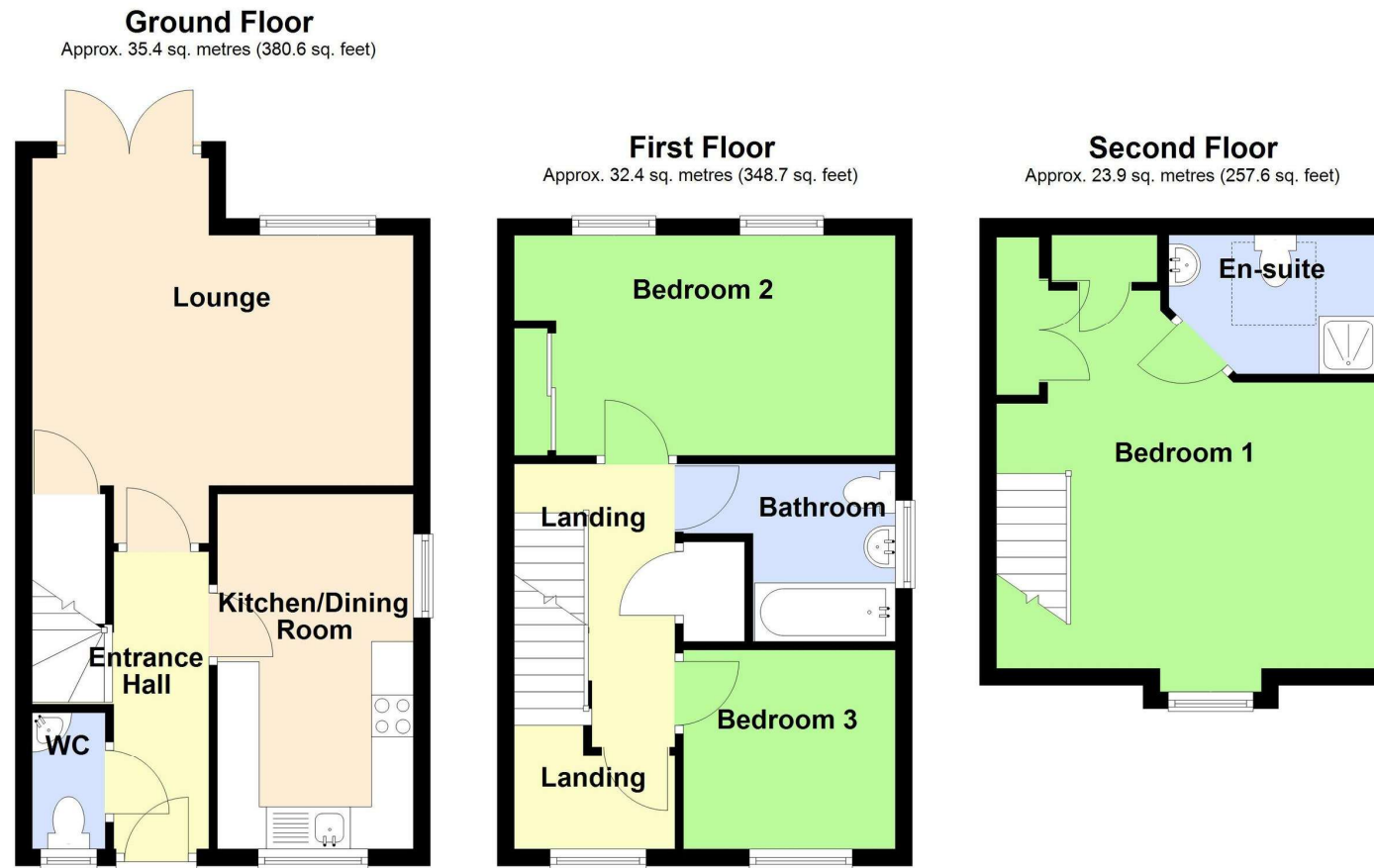




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## Floorplan



Total area: approx. 91.7 sq. metres (987.0 sq. feet)



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