



23 Florin Drive, Boston, PE21 7LU

 3  2  1



Freehold

£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")

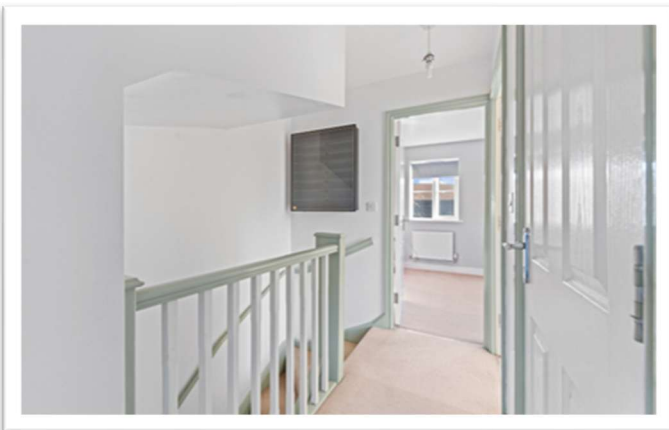
Having window & french doors to rear elevation, two radiators and understairs storage cupboard.





 **NEWTONFALLOWELL**





### 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

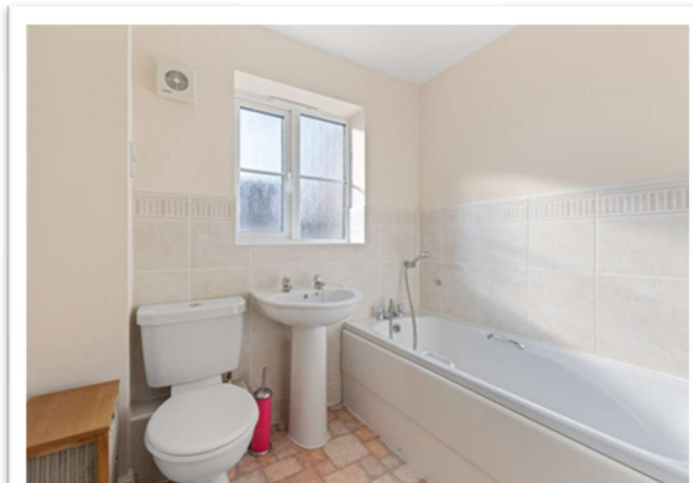
2.51m x 2.47m (8'2" x 8'1")

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

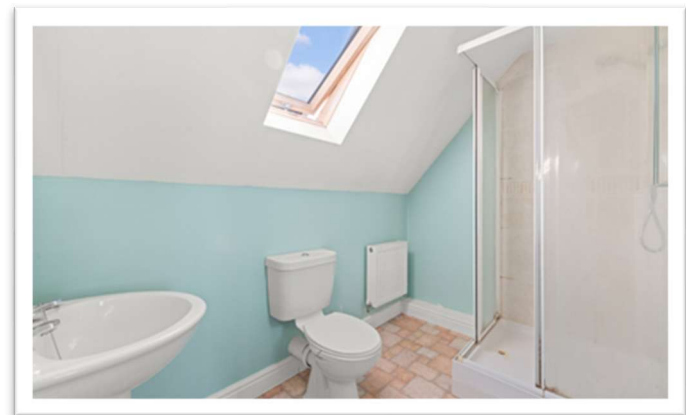
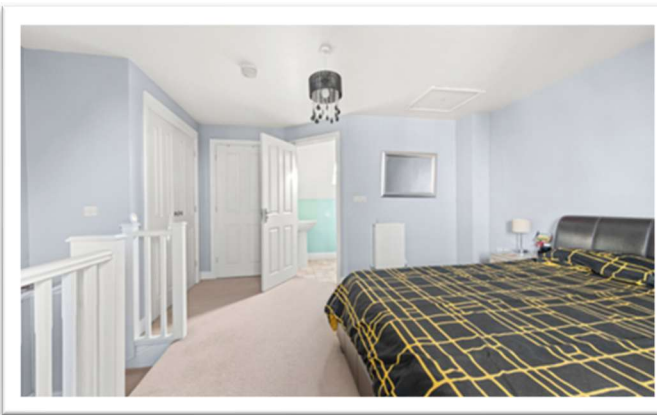
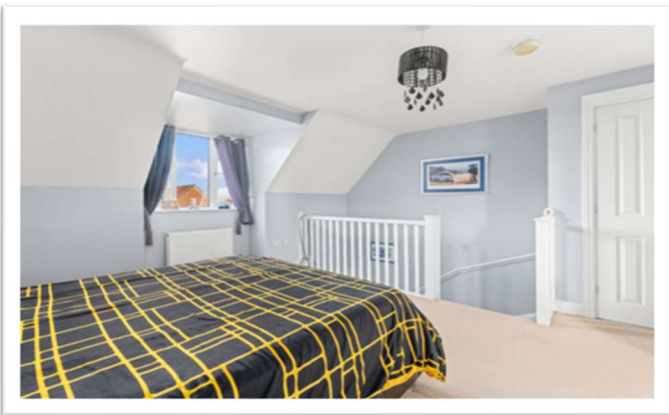
4.89m x 4.54m (16'0" x 14'11")

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.

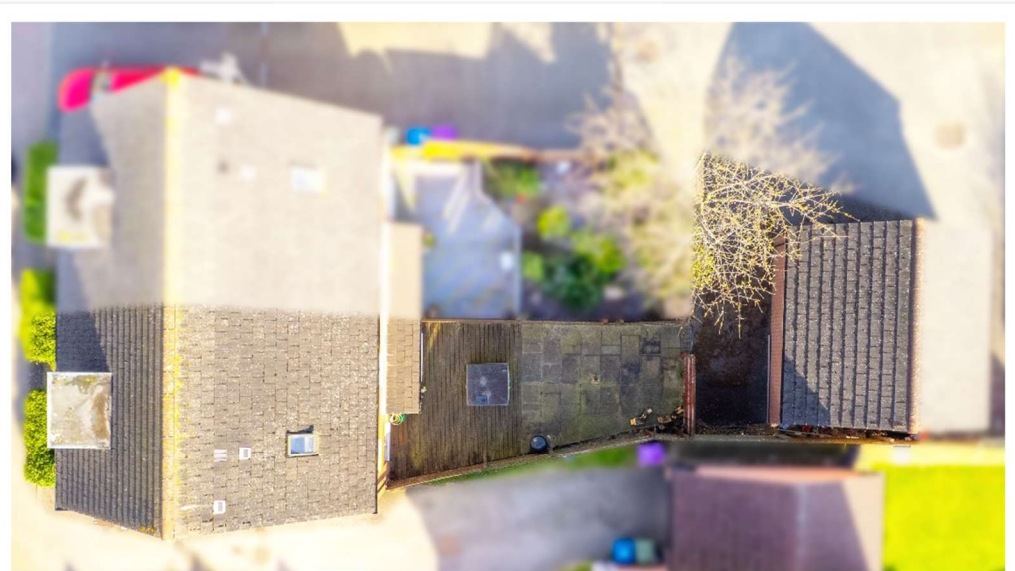
### AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



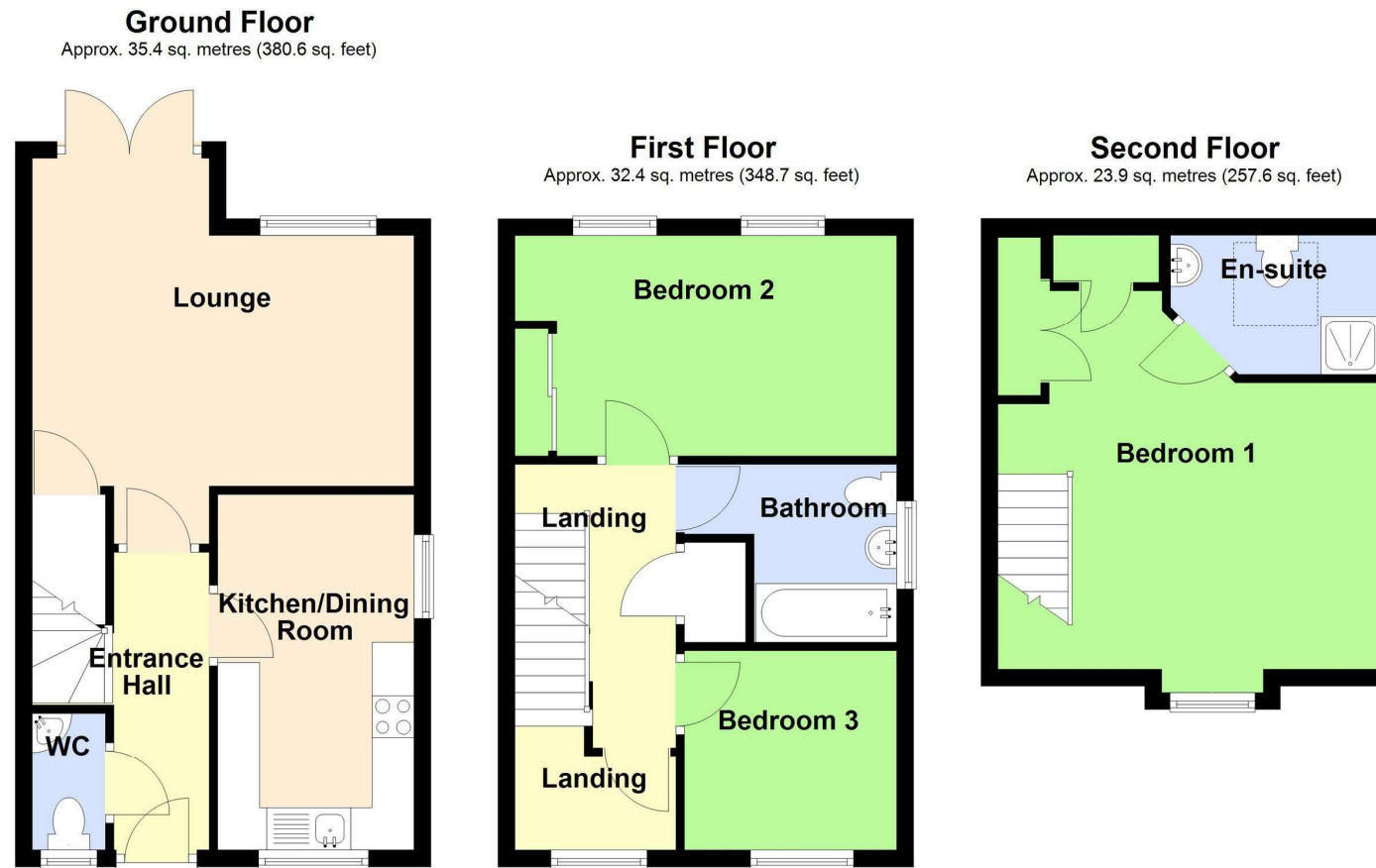




 **NEWTON FALLOWELL**



## Floorplan



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



Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)