



32 KENLEIGH DRIVE BOSTON, PE21 0NQ

£299,950
FREEHOLD

PRICE GUIDE £325,000 - £350,000

This beautifully maintained and move-in-ready four-bedroom detached home in Boston offers spacious and versatile living, perfect for modern family life. Featuring triple glazing, gas central heating, log burner in the lounge and a security alarm system, this property ensures both comfort and efficiency. The stylish kitchen/breakfast room with integrated appliances is the heart of the home, complemented by a conservatory, two reception rooms, and a utility room. The master bedroom boasts an en-suite, while three further double bedrooms provide ample space. Outside, enjoy a private enclosed garden, detached double garage, and ample driveway parking. With its superb condition and fantastic location, early viewing is highly recommended!

32 KENLEIGH DRIVE

• Spacious & Well-Maintained • Triple Glazing • Modern Kitchen/Breakfast Room • Two Reception Rooms • Conservatory • Master Bedroom with En-Suite • Detached Double Garage & Driveway • Gas Central Heating & Security Alarm • Enclosed Rear Garden with Shed • Great Location



Hallway

Entrance Hall

A welcoming and spacious hallway providing access to the main living areas. Finished with a modern décor, the entrance sets the tone for this well-maintained home.

Lounge

Lounge (5.51m x 3.51m / 18'1" x 11'6")

A bright and airy lounge with ample space for relaxation and entertaining. The large triple-glazed windows allow natural light to flood the room, creating a warm and inviting atmosphere. With feature fireplace.

Dining Room/Office

Dining Room/Study (3.76m x 3.05m / 12'4" x 10'0")

A versatile space that can be used as a formal dining room or a home office. Ideal for working from home or hosting family dinners, this room offers flexibility to suit your lifestyle.

Kitchen/Breakfast Room

Kitchen/Breakfast Room (2.92m x 5.66m / 9'7" x 18'7")

A beautifully presented and modern kitchen with integrated appliances, ample storage, and generous worktop space. The breakfast area is perfect for casual dining, making this the heart of the home.

Utility

Utility Room (3.12m x 2.03m / 10'3" x 6'8")

A practical space with additional storage and plumbing for laundry appliances, helping to keep household tasks separate from the main living areas.

WC

Downstairs Cloakroom

A convenient downstairs WC, perfect for guests.

Conservatory

Conservatory (2.02m x 3.00m / 6'8" x 9'10")

Overlooking the enclosed rear garden, the conservatory is a peaceful retreat, ideal for relaxing with a book or enjoying the garden views all year round.

Double Garage

Detached Double Garage

Providing secure parking for two vehicles and additional storage space.

Landing

Landing (3.28m x 3.30m / 10'9" x 10'10")

A spacious landing providing access to all four double bedrooms and the family bathroom, and storage cupboard.

Bathroom

Window to front, door to:

Bedroom 1

Master Bedroom (3.84m x 3.15m / 12'7" x 10'4")

A generously sized double bedroom with a serene ambiance. Benefiting from an en-suite shower room, this is the perfect private retreat.

En-suite Shower Room

En-Suite Shower Room

Modern and stylish, featuring a walk-in shower, washbasin, and WC.

Bedroom 2

Bedroom 2 (2.79m x 3.23m / 9'2" x 10'7")

A well-proportioned double bedroom with plenty of space for furniture, ideal for guests or family members.

Bedroom 3

Bedroom 3 (2.79m x 3.15m / 9'2" x 10'4")

Another spacious double bedroom, offering

flexibility for a growing family or additional home office space.

Bedroom 4

Bedroom 4 (3.38m x 3.38m / 11'1" x 11'1")

A comfortable double bedroom with ample natural light, suitable for a guest room, study, or children's bedroom.

Enclosed Rear Garden

Enclosed Rear Garden

A private and well-maintained outdoor space, featuring a shed and ample room for outdoor seating, play areas, or gardening.

This beautifully maintained home is move-in ready, offering triple glazing, gas central heating, and a security alarm system for added comfort and peace of mind. Internal viewing is highly recommended to fully appreciate all this property has to offer.

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ADDITIONAL INFORMATION

Local Authority – Boston Borough

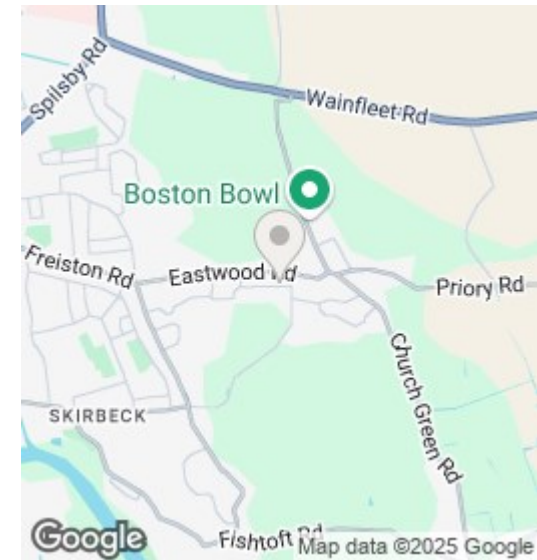
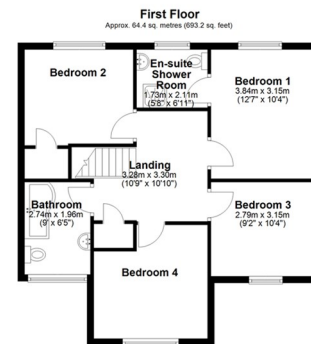
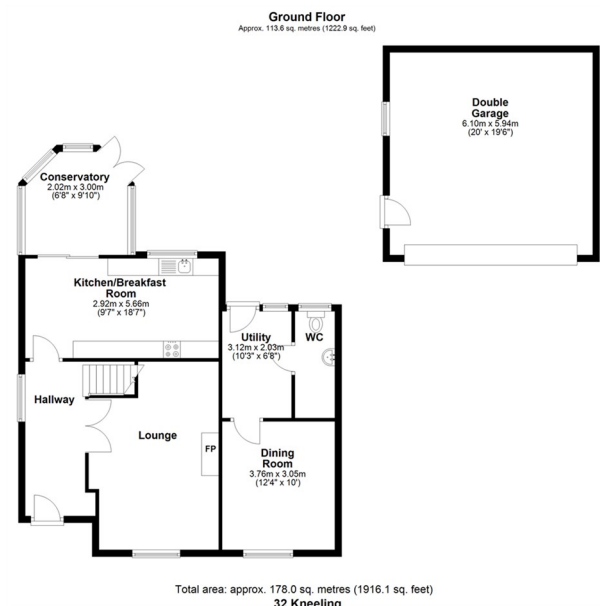
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1900.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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