



BRADLEY JAMES

ESTATE AGENTS



37 Florin Drive, Boston, PE21 7LU

Asking price £335,000

- EXECUTIVE DETACHED HOUSE ON PRIVATE DRIVE
- THREE RECEPTION ROOMS
- BUILT IN WARDROBES TO BEDROOM ONE, TWO AND THREE
- DETACHED DOUBLE GARAGE
- EV CHARGER
- FOUR DOUBLE BEDROOMS
- GALLERY LANDING
- HI-SPEC EN-SUITE TO BEDROOM ONE
- FIVE PARKING SPACES
- ENCLOSED REAR GARDEN WITH UNDERCOVER SEATING AREA

# 37 Florin Drive, Boston PE21 7LU

Welcome to this exquisite executive detached family home located on Florin Drive in Boston. This impressive property boasts four spacious double bedrooms and three generous reception rooms, making it an ideal choice for families.

As you step inside, you are welcomed by a grand entrance hall that leads to a remarkable 22-foot double-aspect lounge. This inviting space features doors that open to the rear garden, allowing for a seamless connection between indoor and outdoor living, while the front window offers delightful views of the surrounding greenery and trees. The ground floor also includes a separate family room, a study, and a modern open-plan kitchen diner, complete with integrated appliances and a utility room. A convenient cloakroom completes the downstairs layout.

Ascending to the first floor, you will find a bright and airy gallery landing that leads to four well-appointed double bedrooms. The master bedroom is particularly impressive, featuring built-in wardrobes and a high-spec en-suite shower room. A modern family bathroom serves the remaining three bedrooms, ensuring ample facilities for all.

Outside, the property is accessed via a private driveway shared with just two other executive homes, providing off-road parking that leads to a double garage. Additional parking space is available at the front. The side gated access leads to a beautifully landscaped rear garden, where the current owner has thoughtfully erected a gazebo, perfect for private outdoor dining and entertaining.

Florin Drive is ideally situated on the outskirts of Boston, yet remains well-connected to the town's amenities, including a train station, 24-hour gyms, restaurants, primary and secondary schools, Boston College, and Pilgrim Hospital. For those who enjoy the great outdoors, lovely river walks are on your doorstep, making this property a perfect retreat for families, couples, and dog owners alike. The picturesque Lincolnshire Wolds are a mere 20-30 minute drive away.



Council Tax Band: E



### Entrance Hall

Obscured double glazed front door into the entrance hall which has stairs leading off to the gallery landing, radiator, power points, skimmed ceiling and storage cupboard.

### Lounge

22'6 x 12'0

Two UPVC double glazed windows to the front overlooking the green, internal shutters, UPVC double glazed windows and French doors to the rear leading to the rear garden, radiator, power points, TV points and skimmed ceiling.

### Family Room

12'0 x 10'5

Two UPVC double glazed windows to the front overlooking the green with internal shutters, radiator, power points and skimmed ceiling.

### Cloakroom

WC with push button flush, vanity wash hand basin with mixer taps and storage cupboard beneath, radiator and skimmed ceiling with extractor fan.

### Study

12'0 x 6'7

UPVC double glazed window to the side, radiator, power points, telephone point, fuse box and skimmed ceiling.

### Kitchen Diner

18'0 x 14'1 x 9'0

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, base and eye level units with work surface over, sink and drainer with mixer taps over with a separate filter tap, range master range with double oven and separate grill, five burner gas hob and range master extractor fan, space and point for fridge freezer, integrated Bosch dishwasher, tiled splashback, tiled floor, radiator, power points, telephone point and skimmed ceiling.

### Utility Room

9'0 x 5'5

UPVC double glazed window to the side, double glazed door to the rear garden, base units with work surface over, sink and drainer with mixer taps over, wall mounted gas boiler fitted within the last six months, space and plumbing for washing machine, space and point for tumble dryer, tiled splashback, tiled floor, radiator, power point, extractor fan and skimmed ceiling.

### Gallery Landing

UPVC double glazed window to the front overlooking the green, radiator, power points, airing cupboard, loft hatch and skimmed ceiling.

### Bedroom 1

12'6 x 10'5

UPVC double glazed window to the rear, three built-in wardrobes, radiator, power points, TV points and skimmed ceiling. (Measurements do not include the built-in wardrobes).

### High Spec En-suite

UPVC obscured double glazed window to the side, floating vanity unit with sink and taps over, wall mounted mirror with LED lighting, dual flush floating WC, double shower cubicle with a built-in mixer shower with a fixed rain style showerhead and a separate handheld showerhead, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

### Bedroom 2

15'7 x 10'3

UPVC double glazed window to the rear, radiator, power points, built in wardrobes and skimmed ceiling. (Measurements do not include the built-in wardrobes).

### Bedroom 3

12'3 x 9'8

Two UPVC double glazed windows to the front overlooking the green, built-in wardrobes, radiator, power points and skimmed ceiling. (Measurements do not include the wardrobes).

### Bedroom 4

12'2 x 8'4

Two UPVC double glazed windows to the front overlooking the green, radiator, power points and skimmed ceiling.

### Family Bathroom

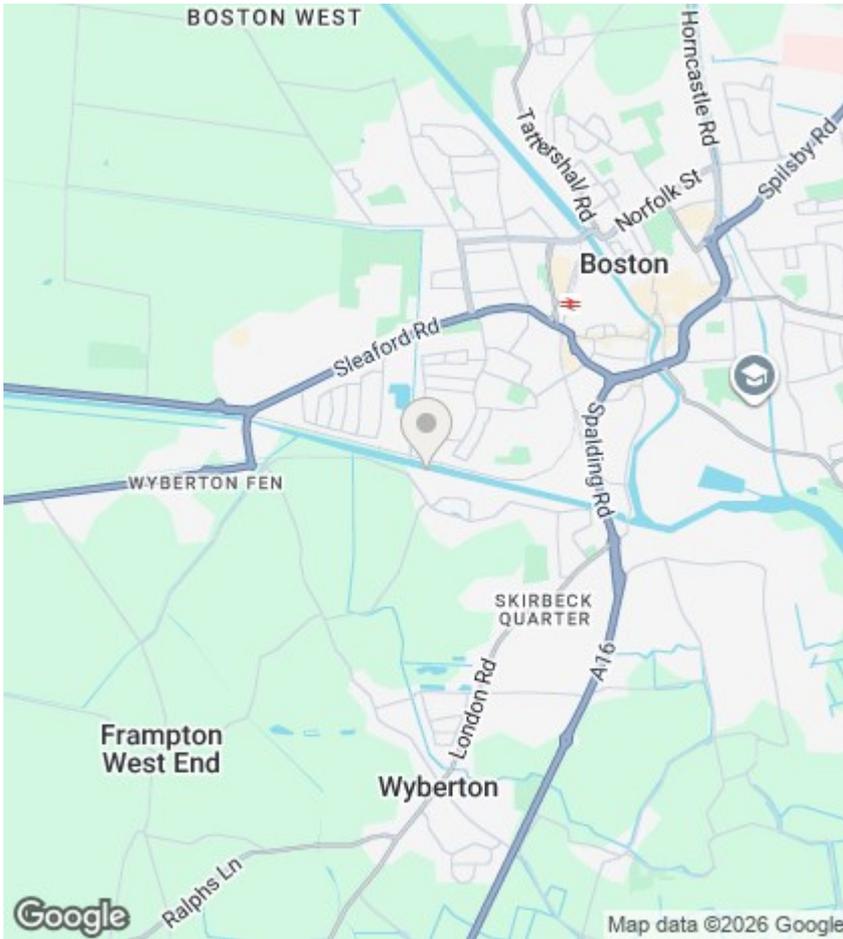
UPVC obscured double glazed window to the rear, P shaped panel bath with side mounted taps and a Aqualisa built in mixer shower, glass shower screen, pedestal wash hand basin with taps over, wall mounted mirror with LED lighting, WC with push button flush, radiator, tiled floor, skimmed ceiling with inset spotlights and extractor fan.

### Outside

The property is accessed via a private drive which you share with two other executive properties, this leads to the driveway for four cars. There's an extra parking space to the front of the property creating five parking spaces. There's an EV charger, outside lights, storm porch, detached double garage with separate up and over doors, power and lighting connected, side gated access leading to the rear garden which is enclosed by panel fencing, predominantly laid to lawn, patio seating area with undercover seating and a variety of flowers, shrubs and trees.







## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

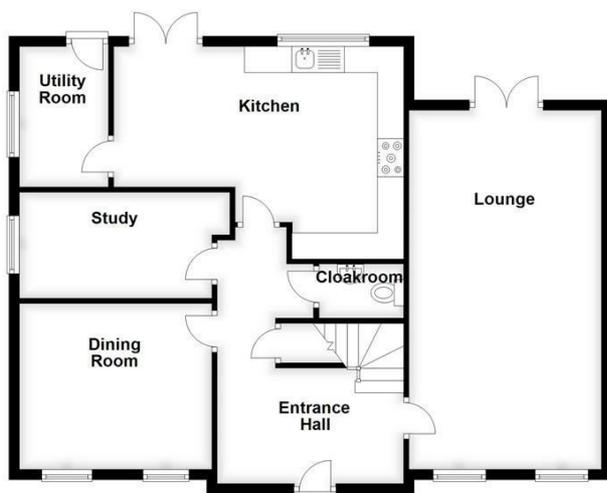
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	87
(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	

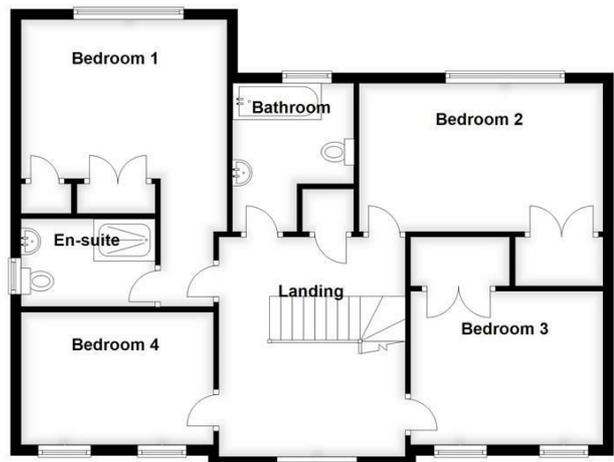
### Ground Floor

Approx. 86.0 sq. metres (925.7 sq. feet)



### First Floor

Approx. 82.5 sq. metres (887.7 sq. feet)



Total area: approx. 168.5 sq. metres (1813.4 sq. feet)