



8 Florin Drive, Boston, PE21 7LU

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Freehold

£170,000



## Key Features

- End terrace three storey town house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed low maintenance rear garden
- Gas central heating & double glazing
- EPC rating C





A beautifully presented three-storey end-terrace townhouse, ideally located within a sought-after residential development.

The ground floor welcomes you with an entrance hall, a convenient cloakroom, a spacious lounge and a stylish dining kitchen, perfect for modern family living.

On the first floor, you'll find two bedrooms and a family bathroom. The second floor is dedicated to the master suite, complete with a private en-suite shower room.

Externally, the property boasts a driveway providing off-road parking, a garage, and a generous low maintenance south-facing enclosed rear garden, offering the ideal space for relaxation or outdoor dining.

Additional benefits include gas central heating and double glazing throughout, ensuring year-round comfort and efficiency.



#### ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

#### ENTRANCE HALL

Having radiator, tiled flooring, telephone connection point, smoke alarm and staircase rising to first floor.

#### CLOAKROOM

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

#### LOUNGE

4.75m x 4.52m (15'7" x 14'10")

Having window & french doors to rear elevation, two radiators, laminate flooring, understairs storage cupboard, television aerial & telephone connection points.

#### DINING KITCHEN

4.27m x 2.24m (14'0" x 7'4")

Having window to front elevation, inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces and 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 space & plumbing for automatic washing machine and dishwasher under, cupboards over. Further work surface return with inset four burner gas hob, integrated electric oven, cupboards & drawers under, cupboards & stainless steel cooker hood over. Cupboard housing gas fired boiler providing for both domestic hot water & heating and space for upright fridge/freezer.







### FIRST FLOOR LANDING

Having radiator, smoke alarm and built-in cupboard. Door to staircase rising to second floor master bedroom suite with window to front elevation and radiator.

### BEDROOM TWO

4.85m x 4.55m (15'11" x 14'11")

Having two windows to rear elevation, radiator, wood effect flooring, part wood panel effect to dado height and built-in wardrobe.

### BEDROOM THREE

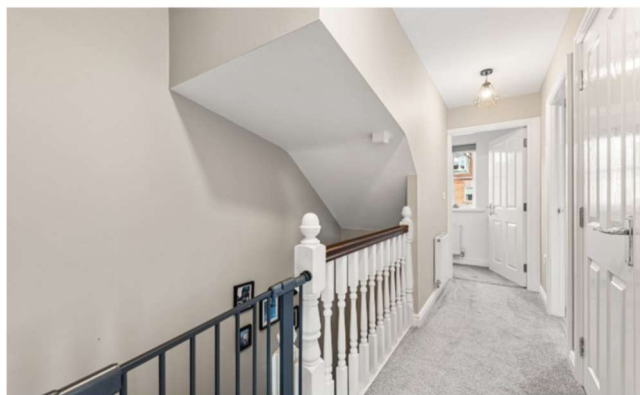
3.63m x 2.62m (11'11" x 8'7")

Having window to front elevation, radiator and wood effect flooring.

### BATHROOM

Having window to side elevation, inset ceiling spotlights, radiator, shaver point, tiled floor and tiled splashbacks. Fitted with a white suite comprising: panelled bath with mixer tap and hand held shower attachment over, close coupled WC and pedestal hand basin.

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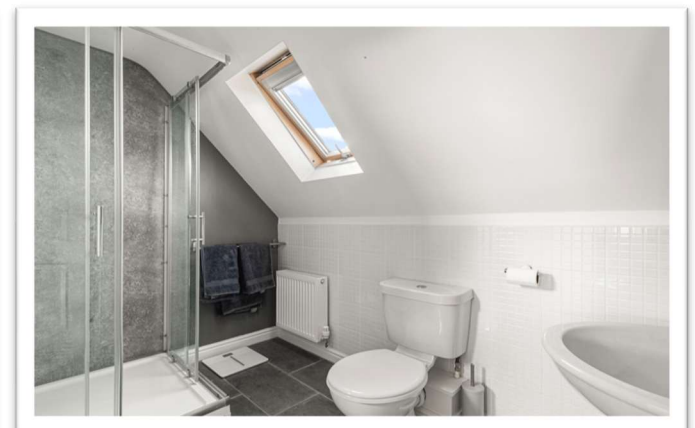
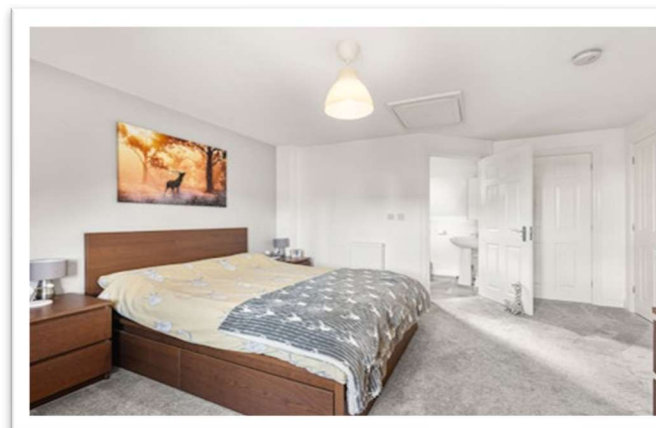
## SECOND FLOOR MASTER BEDROOM

4.85m x 4.55m (15'11" x 14'11")

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

## EN-SUITE

Having Velux style roof window, radiator, part tiled walls, tiled floor and shaver point. Fitted with a white suite comprising: 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. A driveway provides off-road parking to the side of the property leading to the:

### GARAGE

Having up-and-over door, service door to side, light and power.

### REAR GARDEN

Being enclosed and laid to artificial grass and having a paved patio.

### SERVICES

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

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

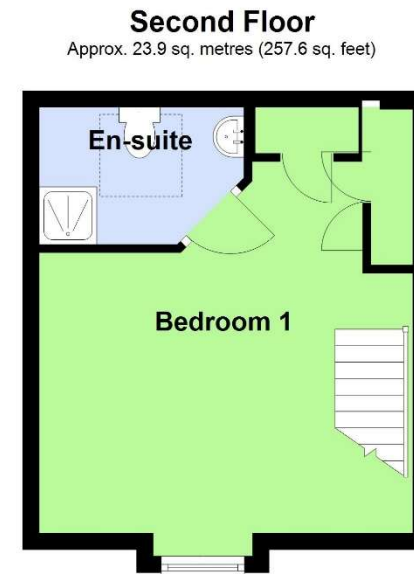
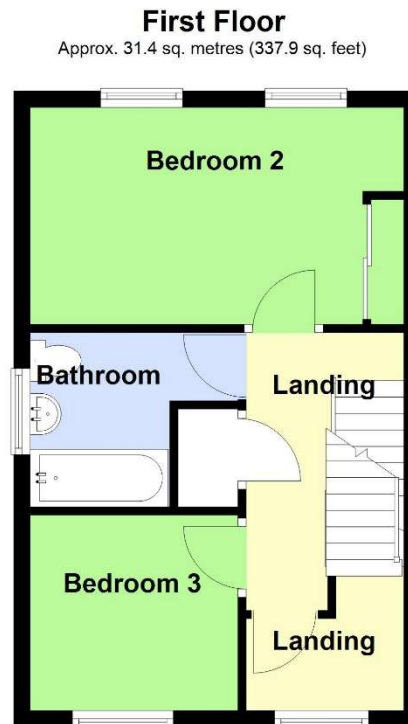
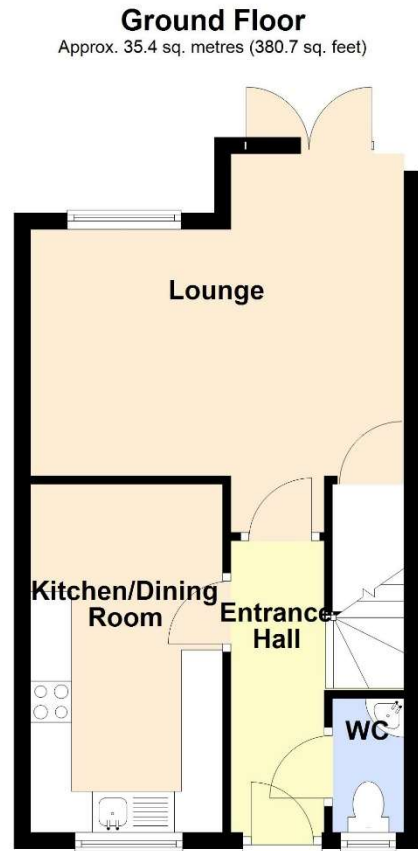
### AGENT'S NOTES

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## Floorplan



Total area: approx. 90.7 sq. metres (976.2 sq. feet)



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