



8 Florin Drive, Boston, PE21 7LU



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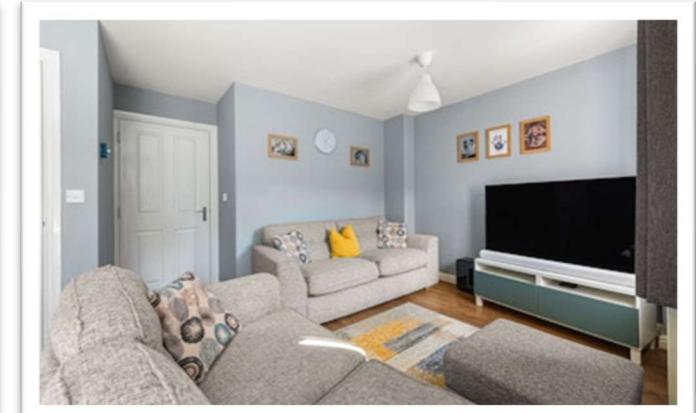
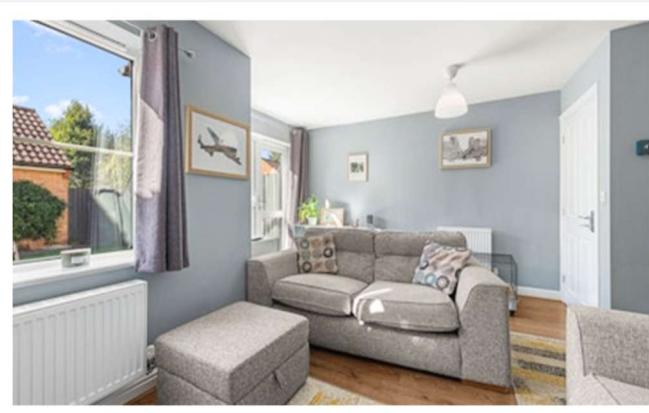
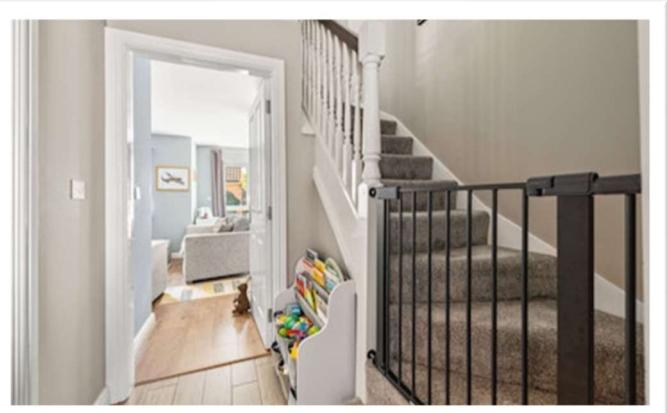
Freehold

£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

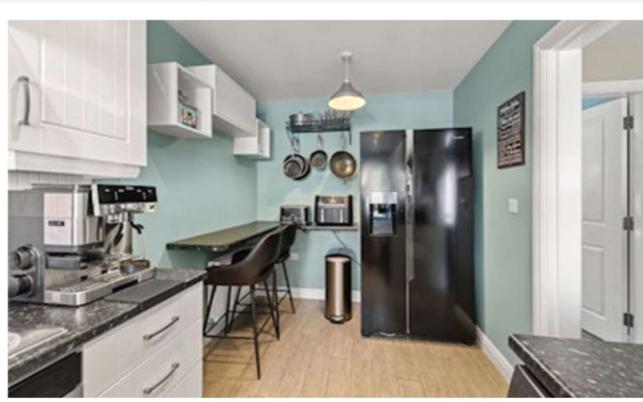
Part glazed front entrance door with canopy over through to the:



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.



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.



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.

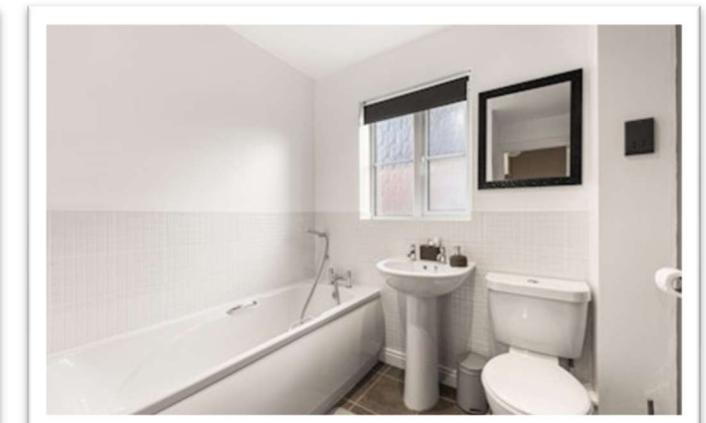
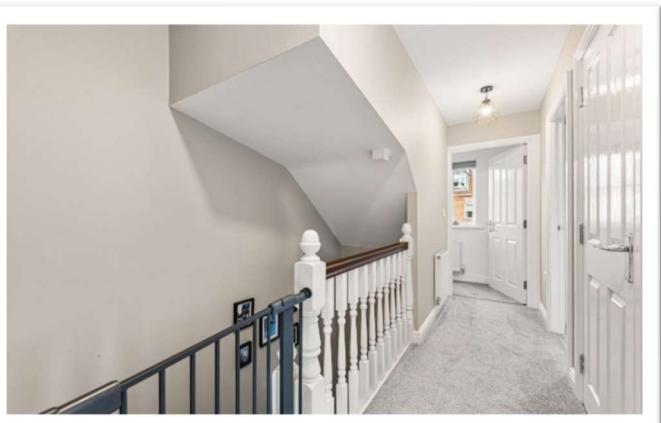
BEDROOM THREE

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.



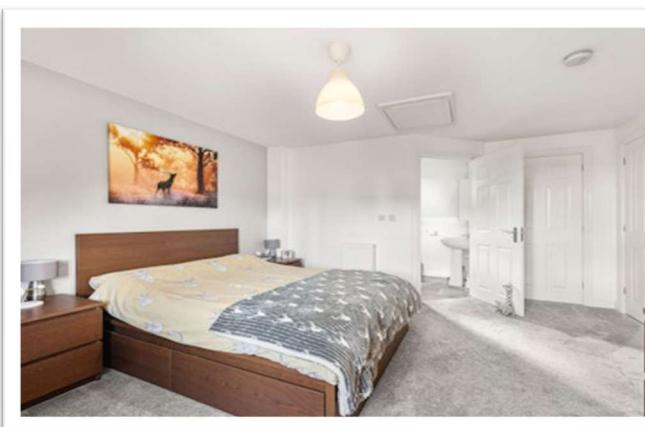
SECOND FLOOR MASTER BEDROOM

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

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.

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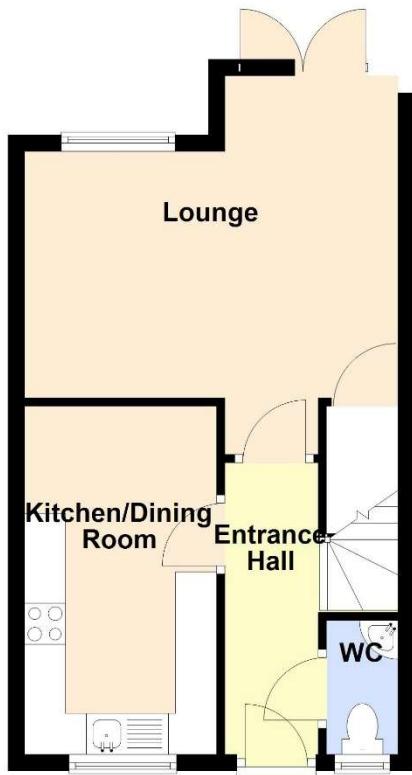


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Floorplan

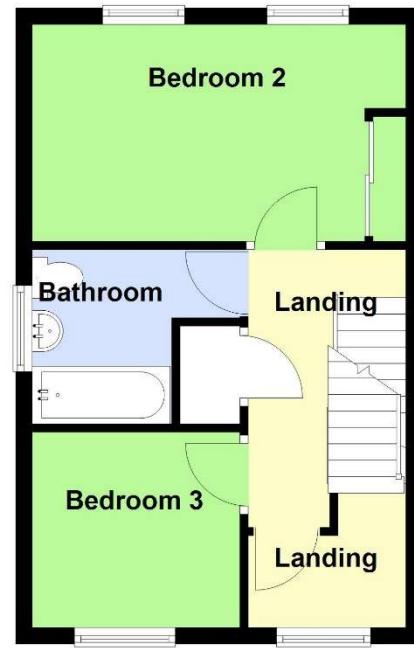
Ground Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



First Floor

Approx. 31.4 sq. metres (337.9 sq. feet)



Second Floor

Approx. 23.9 sq. metres (257.6 sq. feet)



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



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