





25 BAIN ROAD

BOSTON, PE21 7QE

£310,000

FREEHOLD

A stunning modern four-bedroom family home, beautifully presented throughout and offering spacious, versatile accommodation. The property boasts a high-quality contemporary open-plan kitchen, three reception areas, separate utility room, en-suite to the principal bedroom, garage, ample off-road parking and a large enclosed rear garden. An ideal home for modern family living, with viewing highly recommended.

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• Stunning modern four-bedroom family home • High-quality contemporary open-plan kitchen • Spacious lounge and separate dining area • Additional sitting room with skylight • Four well-proportioned bedrooms • En-suite shower room to principal bedroom • Modern family bathroom • Garage and ample off-road parking • Separate utility room, pantry and ground floor WC • Large enclosed rear garden





Summary

Stunning Four Bedroom Modern Family Home – 25 Bain Road, Boston, PE21 7QE

A stunning and beautifully presented modern family home, offering spacious and versatile accommodation finished to a high standard throughout. Ideally suited to modern family living, this impressive property boasts four bedrooms, three reception areas, a stylish contemporary open-plan kitchen, separate utility room, en-suite shower room, integral garage, ample off-road parking and a large enclosed rear garden.

Upon entering, you are welcomed by a spacious entrance hallway with stairs rising to the first floor and access to the ground floor accommodation. The generous lounge provides an inviting space to relax, with a window overlooking the front of the property. This leads through to the dining room, which features an open-plan layout and sliding doors connecting to a further sitting room. The sitting room enjoys views over the rear garden, with additional side windows and a skylight creating a lovely light and airy space.

The heart of the home is the impressive modern open-plan kitchen, offering a stylish and contemporary environment perfectly suited to everyday family life and entertaining. This is complemented by a separate utility room, useful pantry and convenient ground floor cloakroom/WC. Internal access is also provided to the integral garage.

To the first floor, the landing provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from its own en-suite shower room, while bedroom two offers generous accommodation with useful built-in storage. Bedrooms three and four provide excellent flexibility for children, guests or those working from home.

Externally, the property continues to impress with a **large enclosed rear garden**, providing an excellent outdoor space for families, entertaining and relaxing. To the front, there is **ample off-road parking**, together with an integral garage.

This is a fantastic opportunity to purchase a stunning modern family home, offering an excellent combination of contemporary living, generous accommodation and superb outdoor space. **Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.**

Hallway

Stairs, door to:

Lounge

Window to front, door to:

Dining Room

Two open plan, sliding doors, door to:

Sitting Room

Window to rear, window to side, skylight, door to:

Kitchen

Window to rear, Storage cupboard, door to:

Utility

Window to rear, door to:

WC

Window to side.

Pantry

Garage

Up and over door.

Bedroom 3

Window to front, Storage cupboard, door to:

Bedroom 4

Window to rear, door to:

Bathroom

Window to rear, door to:

Bedroom 2

Window to rear, Storage cupboard, door to:

Bedroom 1

Window to front, door to:

Landing

En-suite Shower Room

Window to front, door.

25 BAIN ROAD




















ROUTE
66







25 BAIN ROAD

ADDITIONAL INFORMATION

Local Authority – Boston Borough

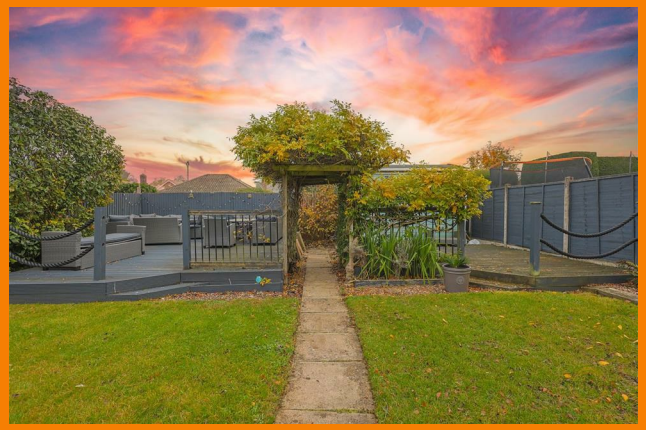
Council Tax – Band C

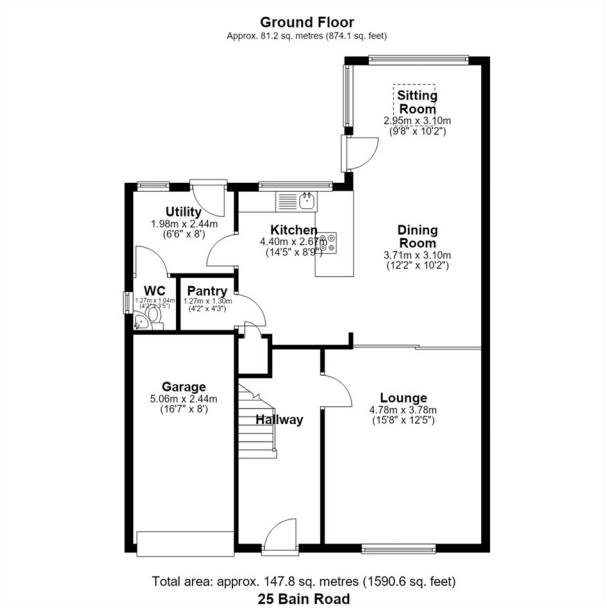
Viewings – By Appointment Only

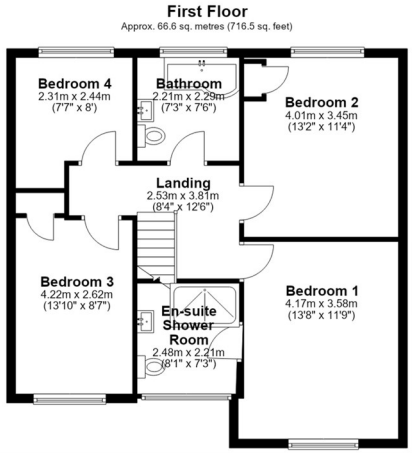
Floor Area – 1600.00 sq ft

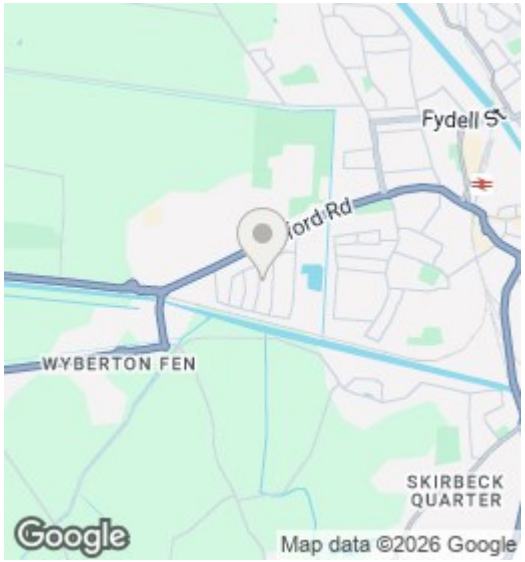
Tenure – Freehold

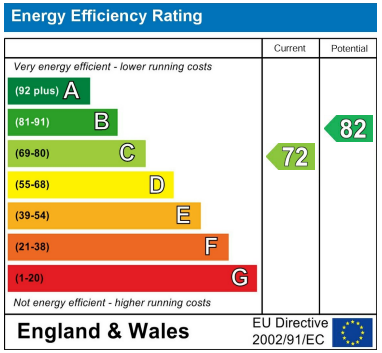












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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