



1 Blue Cedar Drive  
Boston, Lincolnshire, PE21 9BF

£400,000

## 4 Bedroom Detached House

- Freehold
- Executive Four Bedroom Detached House
- Sought After Development
- Generous Landscaped Plot
- Spacious Kitchen Diner With Separate Utility Room
- Two En-Suites and A Family Bathroom
- Gated Block Paved Driveway and Detached Double Garage
- High Specification Interior, Immaculately Presented
- EPC Rating - B, Council Tax Band - E

[Click here to access the Energy Performance Certificate for 1 Blue Cedar Drive, Boston, Lincolnshire, PE21 9BF](#)



## Overview

This attractive and well-maintained detached home is set in a popular residential area close to Pilgrim Hospital and well-regarded schools. The property offers a generous and practical layout, finished to a high standard throughout.

The ground floor features a welcoming reception hall with useful storage, a spacious lounge with a feature fireplace and French doors to the rear garden, and a separate snug/office offering additional flexibility. The kitchen diner provides an ideal family and entertaining space, complemented by a separate utility room with external access. A ground-floor cloakroom completes the level.

Upstairs, the property offers four bedrooms. The two largest bedrooms each benefit from their own en-suite shower rooms, while the remaining bedrooms are served by a well-appointed family bathroom.



Outside, the home enjoys an enclosed rear garden with a paved seating area, lawn, well-stocked borders, and a bespoke summerhouse equipped with power and lighting. Raised beds sit to the rear of the garage, ideal for growing vegetables or plants.

A block-paved driveway leads to a detached double garage fitted with power, lighting and an additional enclosed store, providing excellent parking and storage options.

The property benefits from gas central heating, uPVC double glazing, and the added advantage of owned solar panels that contribute to reduced electricity costs.

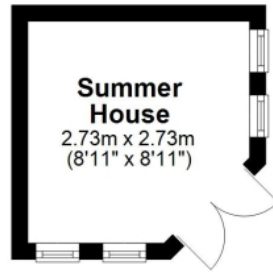
An annual service charge of approx. £375 per year is payable for the upkeep of communal areas within the development.

This is a well-designed and appealing family home offering both comfort and convenience. Viewing is recommended to appreciate the space and quality on offer.

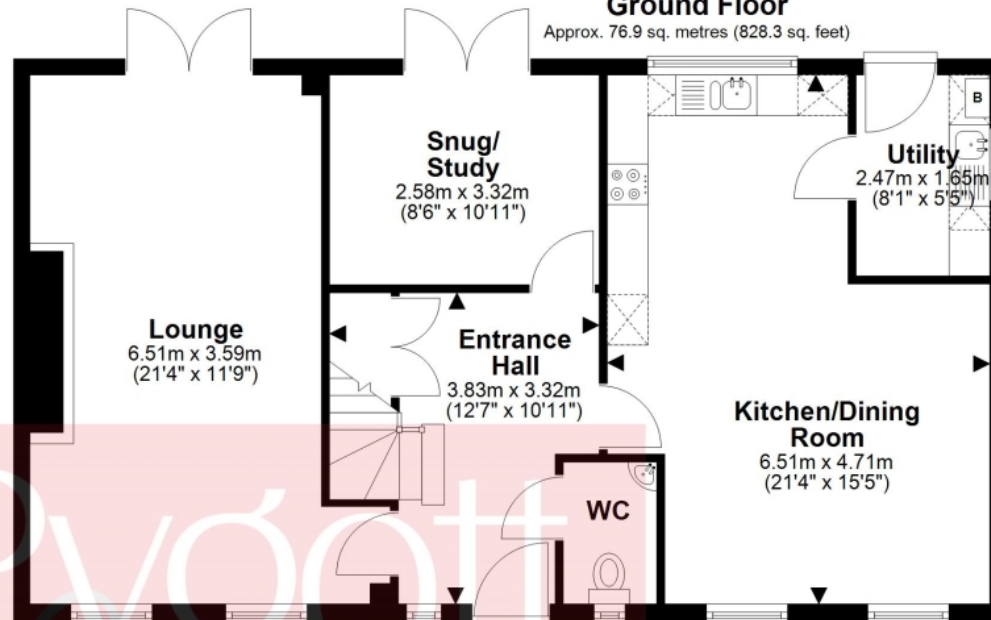




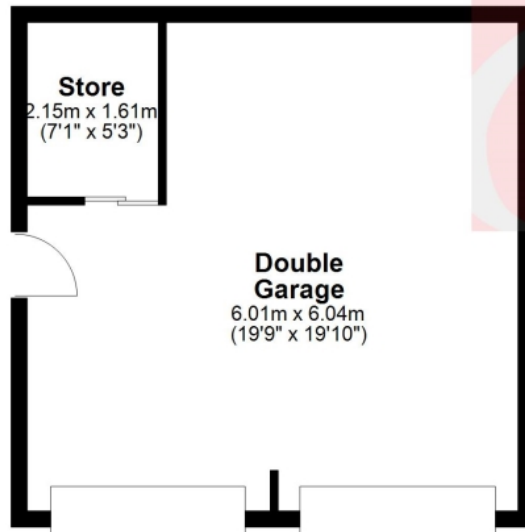
**Summer House**  
Approx. 6.9 sq. metres (74.3 sq. feet)



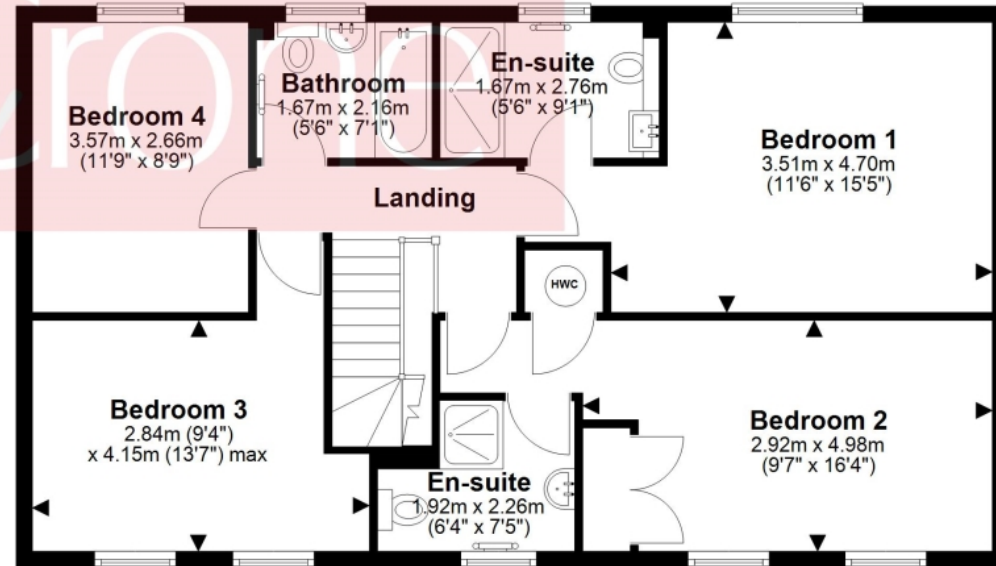
**Ground Floor**  
Approx. 76.9 sq. metres (828.3 sq. feet)



**Garage to Rear Right**  
Approx. 36.3 sq. metres (390.7 sq. feet)



**First Floor**  
Approx. 77.5 sq. metres (834.3 sq. feet)

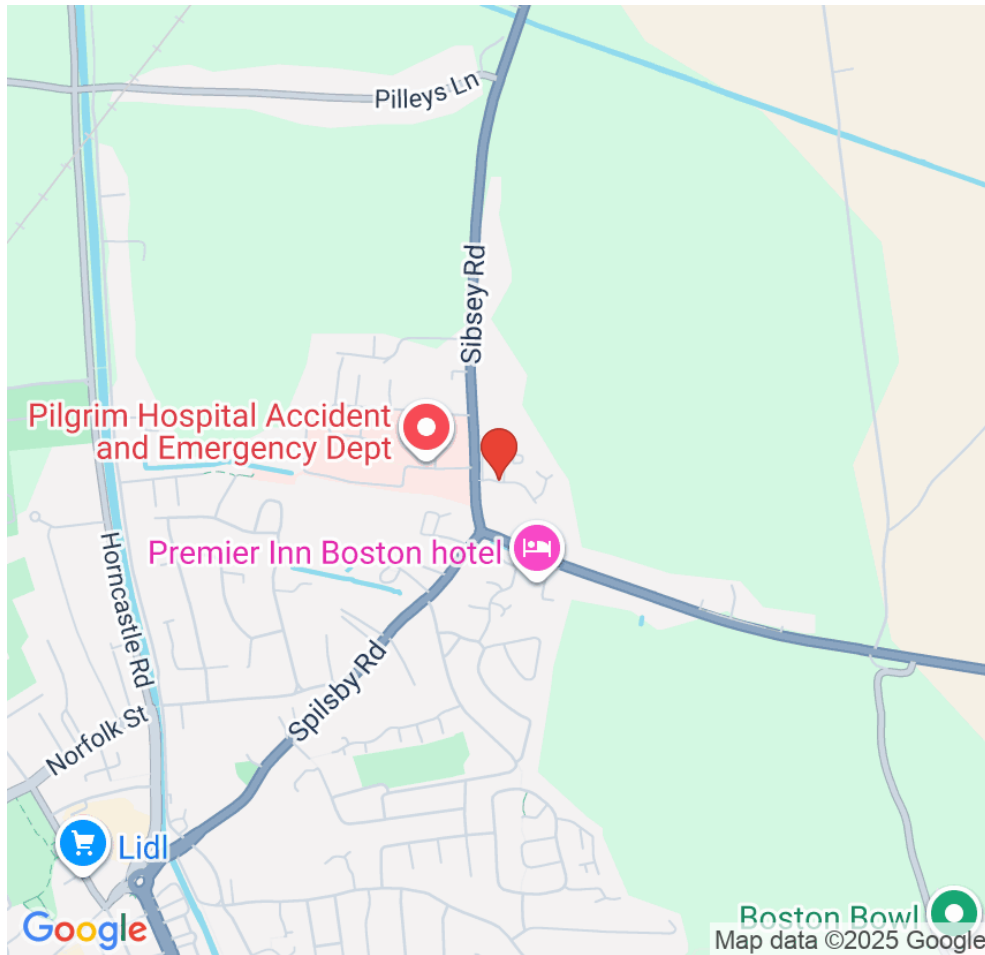


Total area: approx. 197.7 sq. metres (2127.5 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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is on the market with our Boston branch

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