



The Smithy

Built just nine years ago, this beautifully maintained and generously proportioned property is located on the close outskirts of Boston, with easy access to the amenities in Wyberton village. Ideal for growing families or professionals seeking flexible living space, this home offers a fantastic balance of style, space, and practicality.

Inside, the property benefits from two spacious and light-filled reception rooms, perfect for both relaxing and entertaining, with a wood-burner in the lounge. The heart of the home is a large dining kitchen with ample space to comfortably accommodate an eight-seater dining table — ideal for family meals or hosting guests. Stylish finishes throughout include fitted blinds, neutral carpets, and woodgrain LVT flooring, creating a warm and welcoming atmosphere.

Upstairs, the property offers four double bedrooms, easily adaptable for use as a study or home office, making it a superb choice for those who work from home.

Additional benefits include an integral garage with electric door, as well as well-maintained gardens to the side and rear aspects — ideal for outdoor living and family enjoyment.

This is a fantastic opportunity to secure a spacious, modern home in a sought-after location. Early viewing is highly recommended.

EPC - 'B' / Council Tax Band 'D'



A composite front door and uPVC window to the front aspect opens into the **Entrance Hallway** - Having radiator, woodgrain LVT flooring, fitted shoe cabinet and staircase rising to the first floor accommodation.

Lounge 6.08 m x 3.49 m (19'11 x 11'5) – Has uPVC window to the side aspect with fitted horizontal blinds, radiator, ceiling light point and fireplace with built-in wood burner, hearth and surround.

Study / Sitting Room 4.3 m x 3.7 m (14'1 x 12'1) – Has uPVC windows to both the front and side aspect with fitted horizontal blinds, two radiators and a feature media wall which will remain included within the sale of the property.



Kitchen-Diner 6.06 m x 3.97 m (19'10 x 13'0) – Has uPVC French doors opening out onto the side patio and garden area, a uPVC window to the side and rear aspects and a continuation of the woodgrain LVT flooring from the hallway. The kitchen comprises a range of work surfaces as well as a central island unit with overhang suitable for bar stools. There is an extensive range of drawer and cupboard units at both base and eye level with integral appliances including an electric fan oven and gas hob with extractor fan over, integrated dishwasher and fridge freezer.

Utility Area – Has an integral door through to the garage as well as work surface space with cupboards at both base and eye level, space and plumbing for a washer dryer and door to the:

Cloakroom – Housing a low flush WC, radiator and pedestal wash handbasin.

First floor landing has a uPVC window to the side aspect and a radiator.

Bedroom One 3.89 m x 3.64 m (12'9 x 11'11) – Has a uPVC window to the rear aspect and a radiator. **En-Suite Shower Room** - Has a uPVC window to the front aspect, LVT wood grain style flooring:

En-Suite - Three-piece suite to include low flush WC, vanity wash basin with cupboard beneath and a double shower enclosure.

Bedroom Two 3.77 m x 3.25 m (12'4 x 10'7) – Has a uPVC window to both the side and rear aspect and a radiator.

Bedroom Three 3.47 m x 3.05 m (11'4 x 10'0) – Has a uPVC window to the side aspect, woodgrain LVT flooring and a radiator.

Bedroom Four 3.44 m x 2.90 m (11'3 x 9'6) – Has a uPVC window to the side aspect and a radiator.

Bathroom – Comprises a four piece modern suite to include a panel bath, low flush WC, vanity wash basin with cupboards beneath and a double walk-in shower unit. There is a uPVC window, wall tiling where appropriate, a towel rail and woodgrain LVT flooring.

Outside – A private driveway provides off-road car parking and access to the:

Single Garage - With a remote control electric door, lights, power and water softener plus an integral door through to the property itself.

There is a lawned garden to the front of the property with additional garden areas to both the side and rear with gates to either side for added security. The boundary benefits from established and yet well maintained hedging to the side aspect adding a great degree of privacy and greenery. The back garden is laid mainly to lawn and enclosed by timber fencing with a timber shed and a paved patio ideal for dining outside.







Total area: approx. 161.2 sq. metres (1735.0 sq. feet)

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