



178 Wyberton West Road, Boston, PE21 7JU



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Freehold

Guide Price £290,000



Key Features

- Detached bungalow
- Four bedrooms
- Lounge with vaulted ceiling
- Dining kitchen & utility
- Shower room, en-suite & bathroom
- Off-road parking to front
- Enclosed rear garden
- EPC rating D





A deceptively spacious detached bungalow on the outskirts of town. Having over 1,600 square feet of well presented accommodation comprising: entrance hall, dining kitchen with multi-fuel burner, lounge with vaulted ceiling, inner hall, shower room, utility room, master bedroom with en-suite and two further bedrooms to ground floor. Bedroom with dressing area/study and bathroom off to first floor.

Outside the property has ample off-road parking to the front and a fully enclosed south facing rear garden which is not overlooked and backs on to open fields. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Part glazed uPVC front entrance door with fanlight above through to the:

ENTRANCE HALL

Having inset ceiling spotlights, radiator and luxury vinyl flooring.

BEDROOM THREE

3.36m x 3.18m (11'0" x 10'5")

Having window to front elevation and radiator.

BEDROOM FOUR

3.40m x 3.37m (11'2" x 11'1")

Having window to front elevation and radiator.

DINING KITCHEN

7.74m x 3.49m (25'5" x 11'6")

Forming two areas comprising:

DINING AREA

Having radiator, luxury vinyl flooring, radiator and fireplace recess with inset multi-fuel burner. Opening to the:

KITCHEN AREA

Having window to side elevation, inset ceiling spotlights, vertical radiator and luxury vinyl flooring. Fitted with a range of base & wall units with oak work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, larder style unit to side.

Work surface return with cupboards & drawers under, cupboards over. Further work surface return with inset five burner gas hob & pop-up extractor, pan drawers & cupboards under. Tall unit housing integrated electric oven & microwave, cupboards under & over and integrated fridge & freezer to side.







LOUNGE

8.85m x 3.39m (29'0" x 11'1")

Having vaulted ceiling with beams, french doors with side screens to rear elevation & garden, three Velux rooflights, three vertical radiators, luxury vinyl flooring, television aerial & telephone connection points and staircase rising to first floor.

INNER HALL

Having radiator, luxury vinyl flooring and storage cupboard.

SHOWER ROOM

Having glass block window to side elevation, inset ceiling spotlights, heated towel rail, luxury vinyl flooring, tiled walls and extractor. Fitted with a suite comprising: walk-in shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.

UTILITY

Having radiator and work surface with space & plumbing for automatic washing machine and two further appliance spaces under.



MASTER BEDROOM

4.44m x 4.12m (14'7" x 13'6")

Having vaulted ceiling with beams, window to rear elevation, radiator and wooden flooring.

EN-SUITE

Having glass block window to side elevation, inset ceiling spotlights, heated towel rail, tiled floor, tiled walls and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and wall mounted hand basin.

FIRST FLOOR

With a small landing area and door to:

BEDROOM TWO

4.99m x 3.88m (16'5" x 12'8")

Having velux rooflight to front elevation, radiator and eaves storage.

DRESSING ROOM/STUDY

1.98m x 1.94m (6'6" x 6'5")

Having internal glass block window, telephone connection point and eaves storage.

BATHROOM

Having internal glass block window, radiator, extractor, freestanding roll-top bath, close coupled WC and pedestal hand basin.





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EXTERIOR

To the front of the property there is a block paved and gravelled driveway providing off-road parking.

REAR GARDEN

A south facing fully enclosed rear garden with which is not overlooked and has a field to the rear. Having a large lawn, paved patio and garden shed.

THE PLOT

The property occupies a plot of approximately 0.18 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

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

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

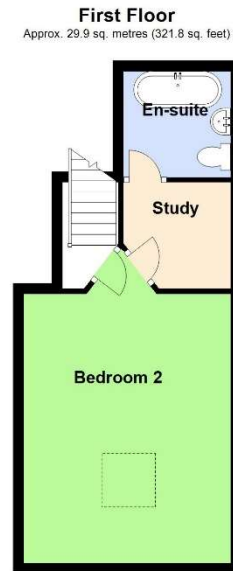




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Total area: approx. 153.5 sq. metres (1652.1 sq. feet)



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AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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