



170 Causeway, Wyberton, Boston, PE21 7BS

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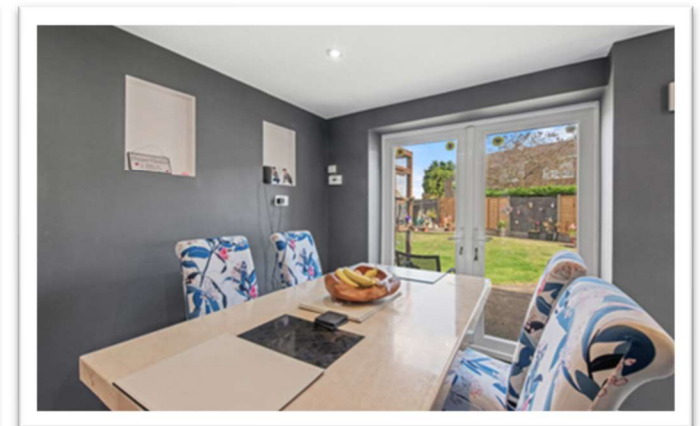
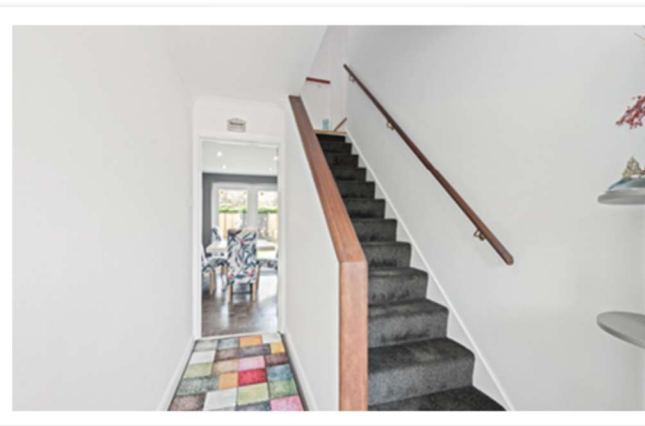
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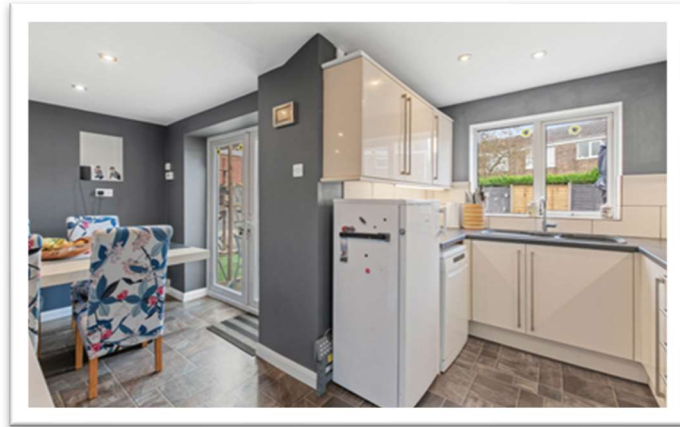
£279,950



Key Features

- Detached house
- Four bedrooms
- Lounge & dining room
- Cloakroom, en-suite & bathroom
- Ample off-road parking to front
- Garage/utility
- Enclosed rear garden
- EPC rating D





A detached house in a popular village location with over 1,400 square feet of well presented accommodation. Comprising: entrance hall, dining room, kitchen, side entrance hall, cloakroom and lounge to ground floor. Four bedrooms, en-suite to bedroom three and bathroom to first floor. Outside the property has a driveway providing ample off-road parking, a garage/utility and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed uPVC front entrance door with side screens through to the:

ENTRANCE HALL

Having coved ceiling, radiator, bamboo flooring and staircase rising to first floor.

DINING ROOM

3.44m x 2.52m (11'4" x 8'4")

Having french doors to rear elevation & garden, inset ceiling spotlights, radiator, tile effect flooring and understairs storage cupboard. Opening to the:

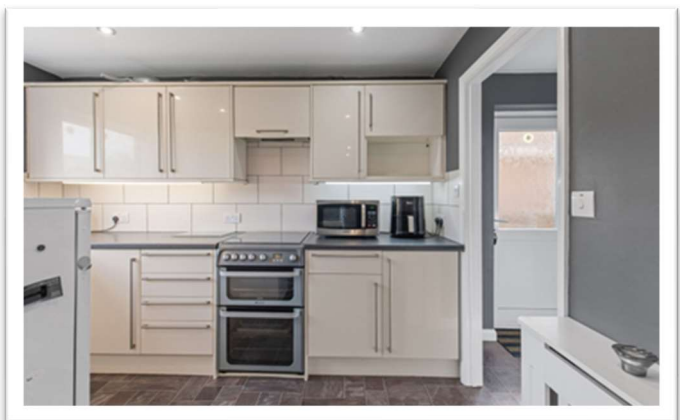
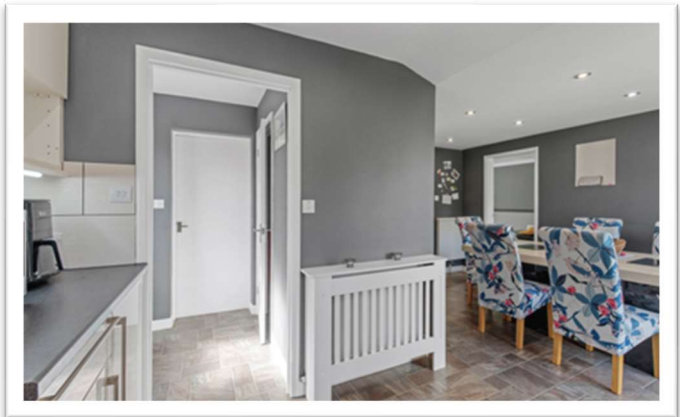
KITCHEN

3.33m x 2.27m (10'11" x 7'5")

Having window to rear elevation, inset ceiling spotlights, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with space for dishwasher under, space for fridge to side & cupboards over. Further work surface return with space for electric cooker, cupboards & drawers under, cupboards & concealed cooker hood over.

SIDE ENTRANCE LOBBY

Having part glazed door to side elevation, tile effect flooring, door to garage and door to the:



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CLOAKROOM

Having half tiled walls, extractor, close coupled WC and wall mounted hand basin.

LOUNGE

8.27m x 3.79m (27'1" x 12'5")

(max) Having windows to front & rear elevations, coved ceiling, two radiators, oak flooring and fireplace with marble hearth & surround.



FIRST FLOOR LANDING

Having bamboo flooring and access to roof space with ladder.

MASTER BEDROOM

4.31m x 2.70m (14'1" x 8'11")

(wardrobes in addition) Having window to front elevation, radiator, bamboo flooring and range of fitted wardrobes to one wall.

BEDROOM TWO

3.91m x 3.39m (12'10" x 11'1")

Having window to rear elevation, radiator and cupboard housing gas fired combination boiler providing for both domestic hot water & heating.

BEDROOM THREE

5.11m x 2.26m (16'10" x 7'5")

Having window to front elevation, coved ceiling, radiator, television aerial & telephone connection points and access to roof space.

EN-SUITE

Having window to rear elevation, inset ceiling spotlights, chrome heated towel rail, electric underfloor heating, majority tiled walls and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, hand basin inset to vanity unit with range of cupboards under and WC with concealed cistern.

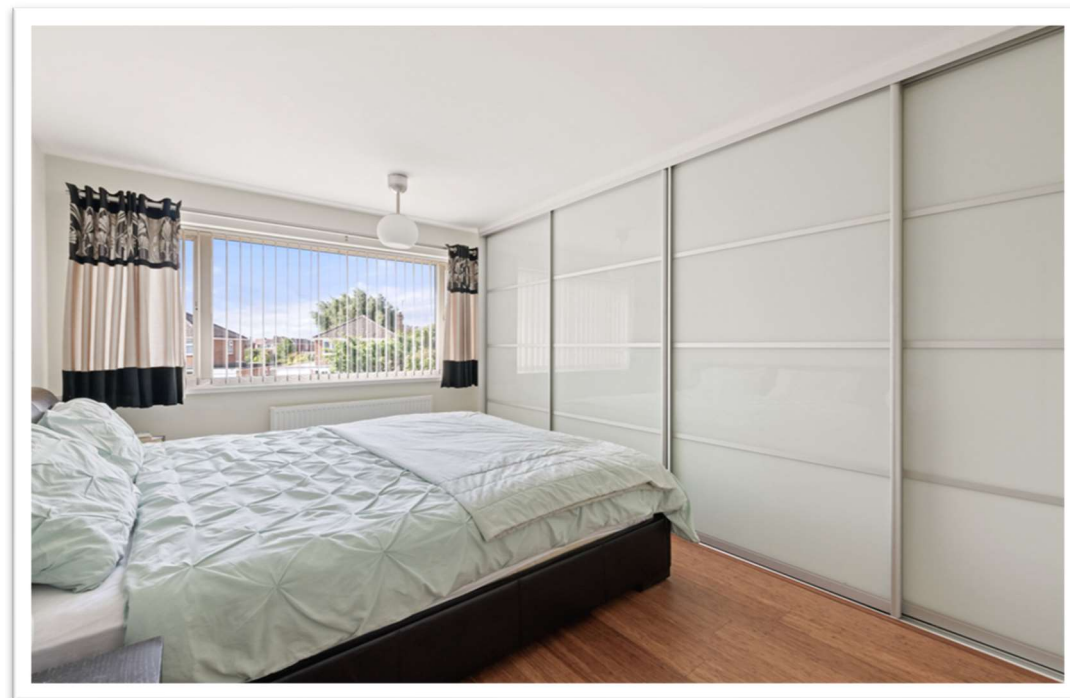
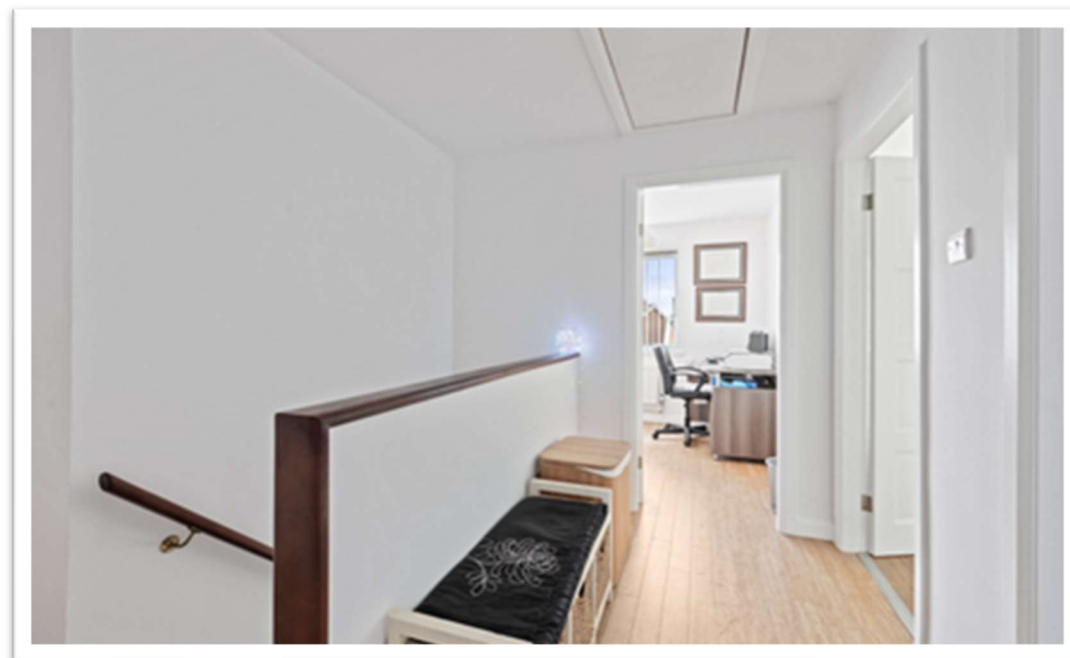
BEDROOM FOUR

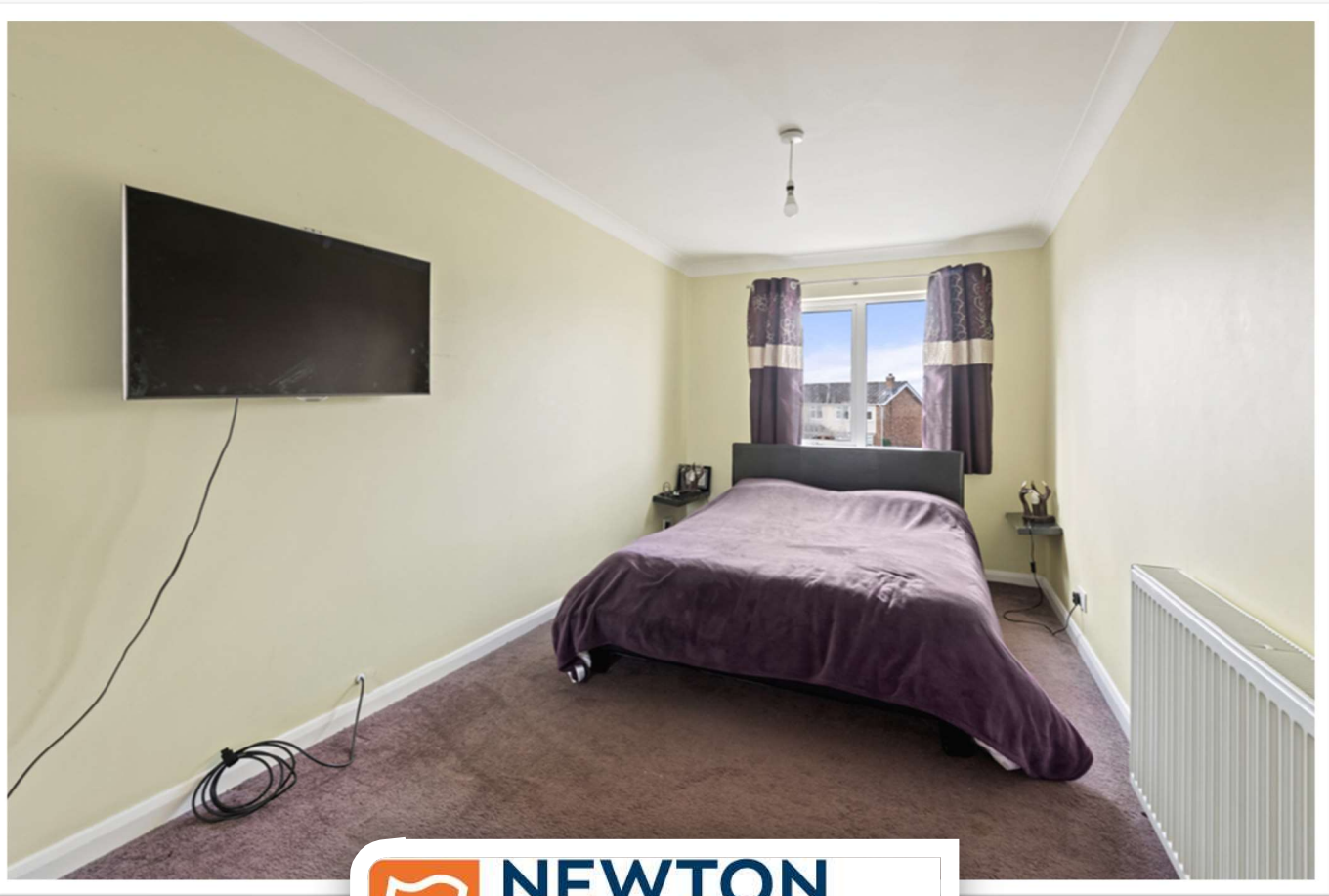
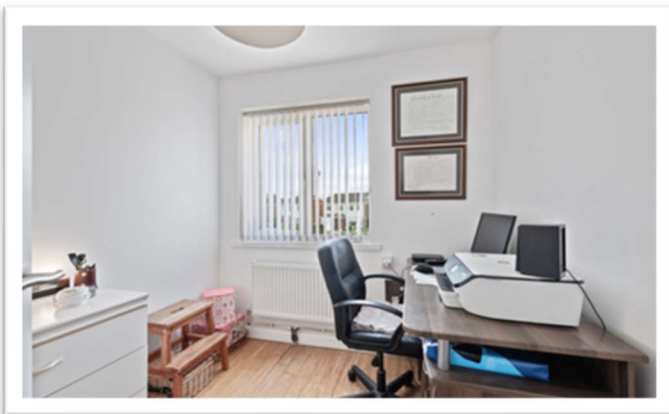
2.34m x 2.26m (7'8" x 7'5")

Having window to front elevation, radiator, bamboo flooring and telephone connection point.

BATHROOM

Having window to rear elevation, chrome heated towel rail, tiled floor with electric underfloor heating and majority tiled walls. Fitted with a suite comprising: panelled bath with mixer shower fitting & folding anti-splash screen over, hand basin inset to vanity unit with cupboard under & WC with concealed cistern.





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EXTERIOR

To the front of the property there is a large concrete & gravelled area which provides ample off-road parking.

GARAGE/UTILITY

4.93m x 2.32m (16'2" x 7'7")

Having up-and-over door (currently boarded up), light, power, work surface with cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboards over.

REAR GARDEN

Being enclosed and laid to lawn with a shaped paved patio and raised water feature.

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.

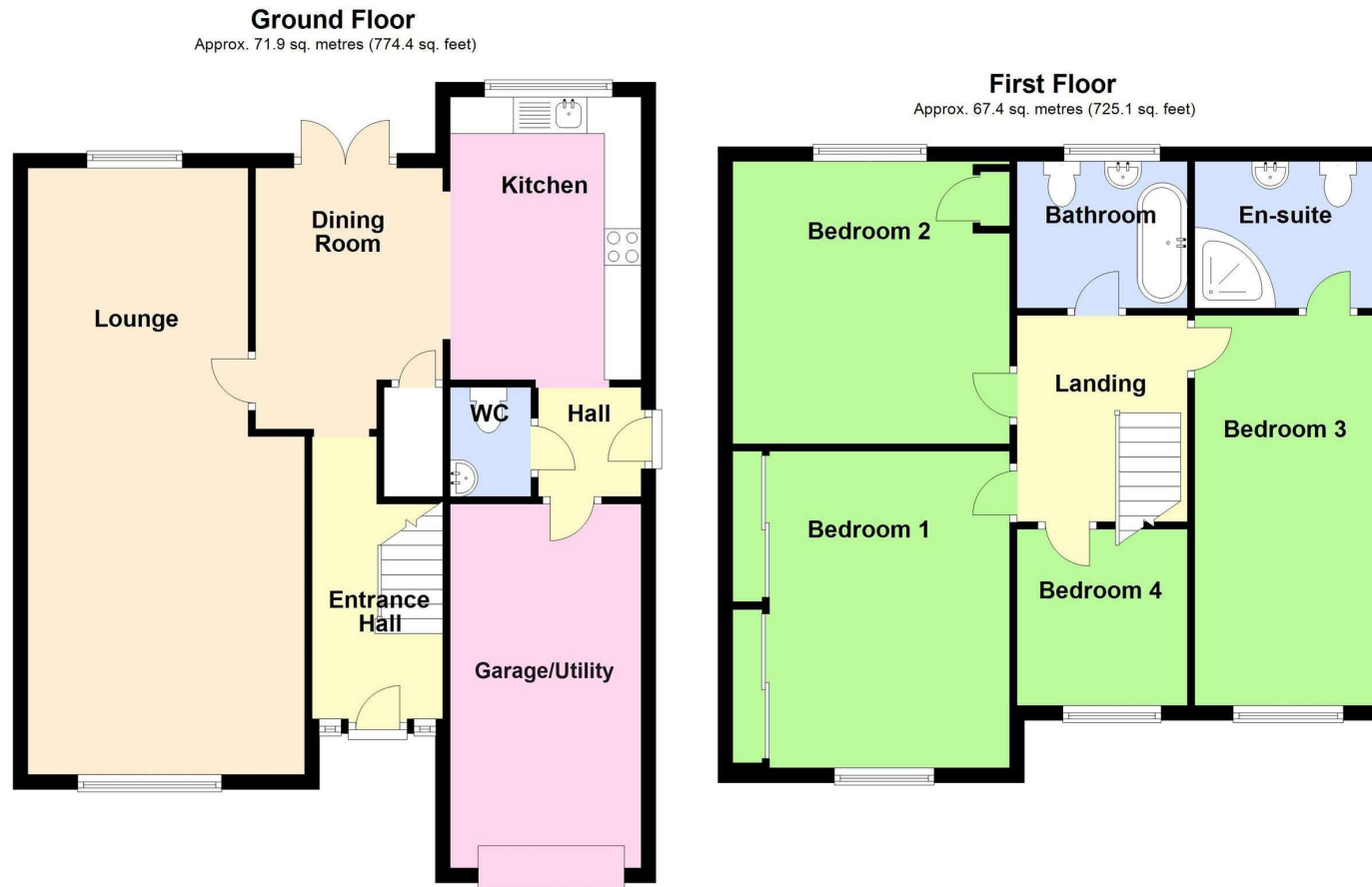
AGENT'S NOTES

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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Floorplan



Total area: approx. 139.3 sq. metres (1499.5 sq. feet)



Newton Fallowell Boston (Sales)

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