



170 Causeway, Wyberton, Boston, PE21 7BS



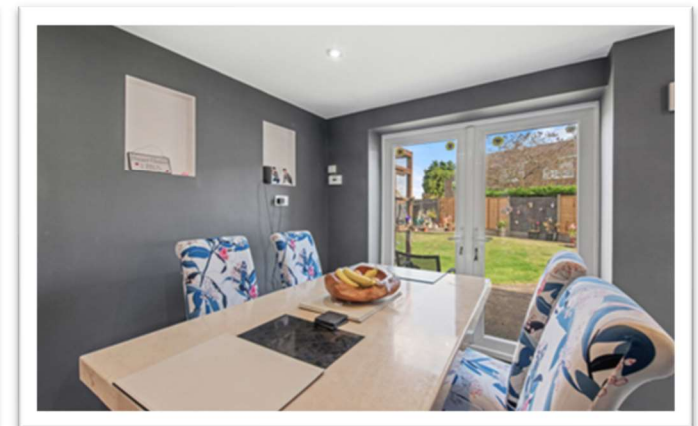
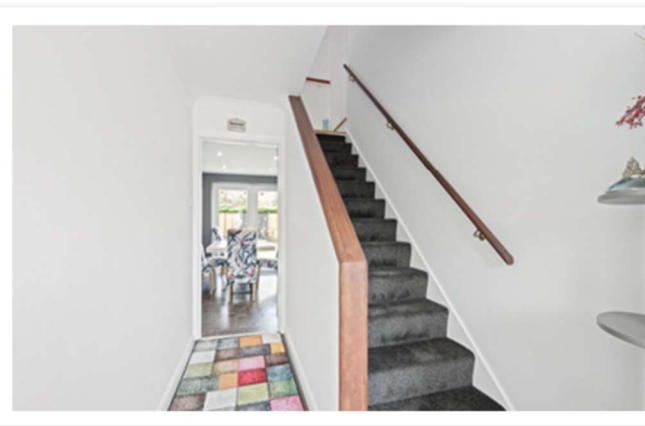
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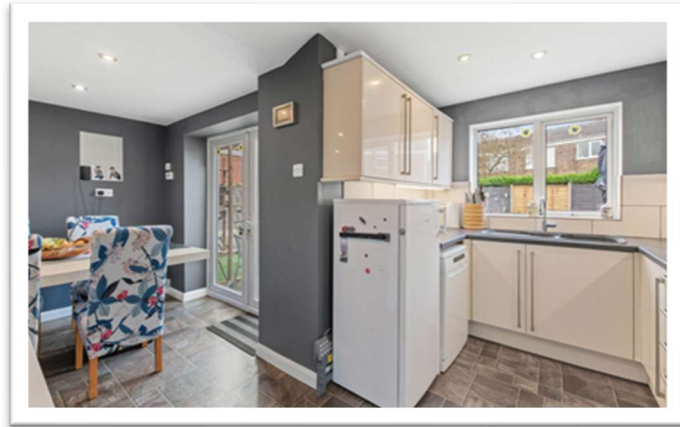
£269,950



## 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:

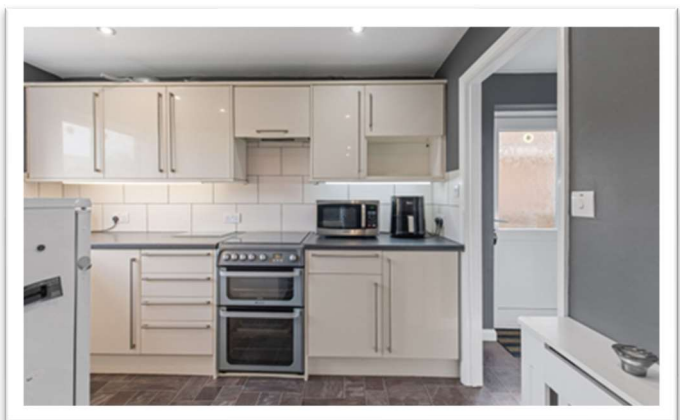
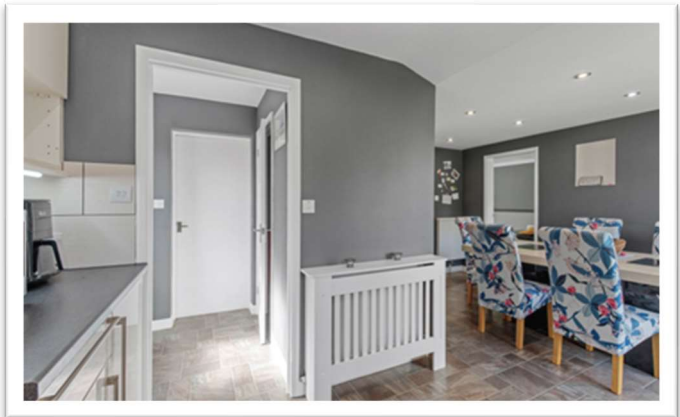
### KITCHEN

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.

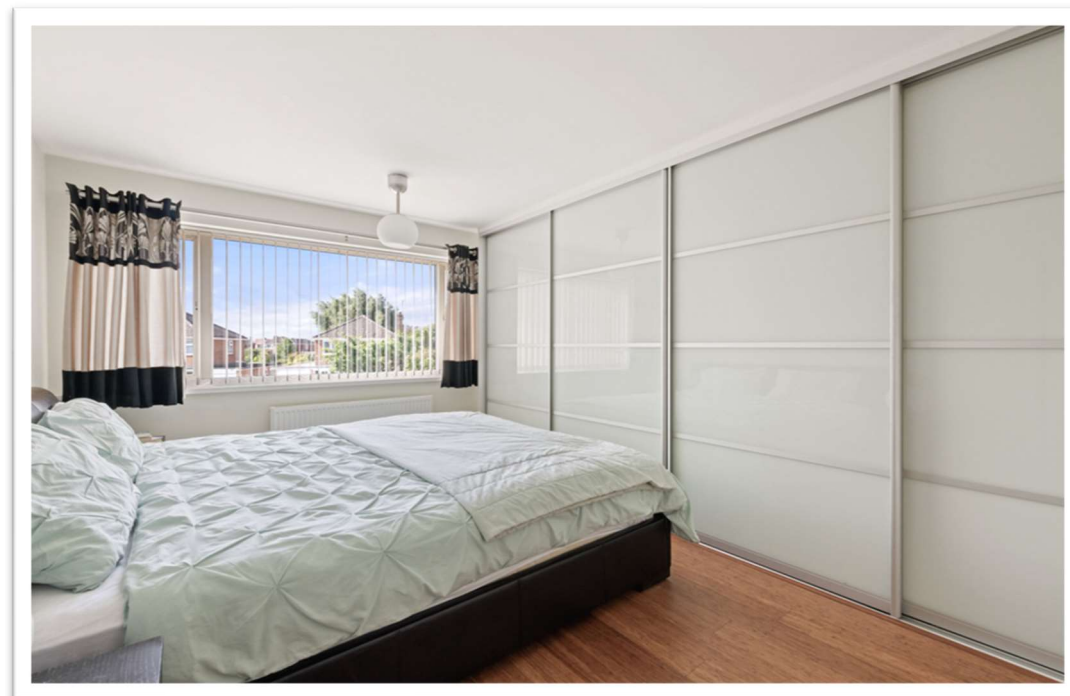
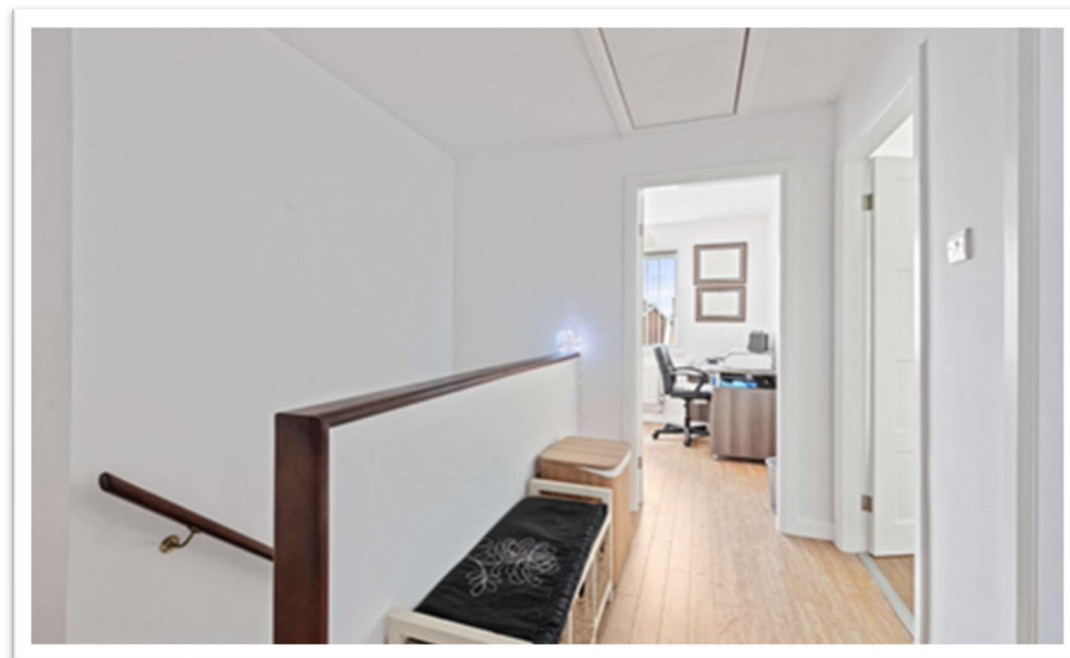
## BEDROOM FOUR

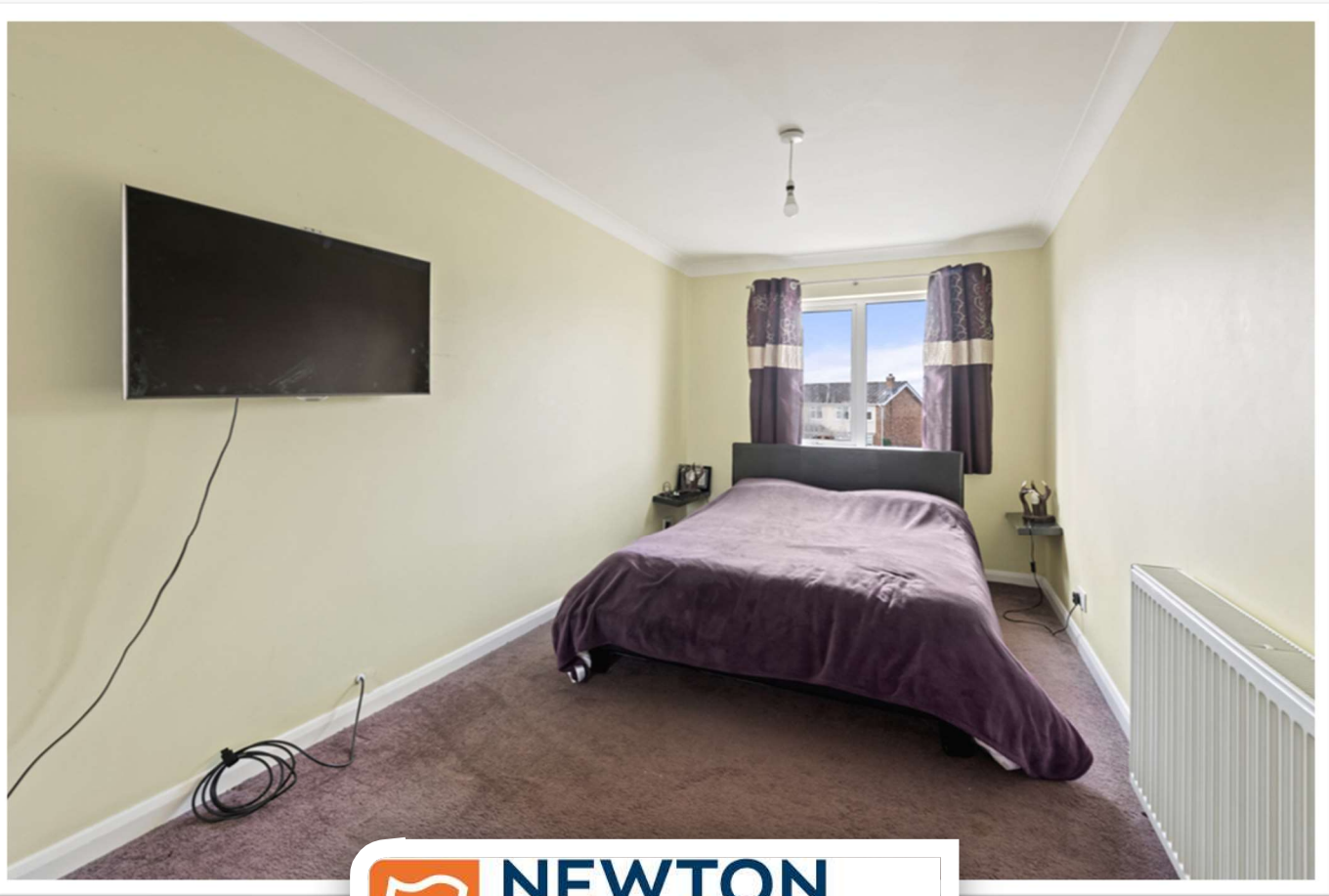
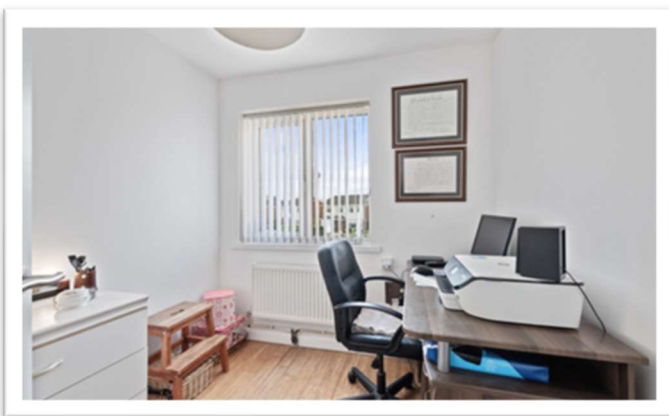
2.34m x 2.26m (7'8" x 7'5")

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

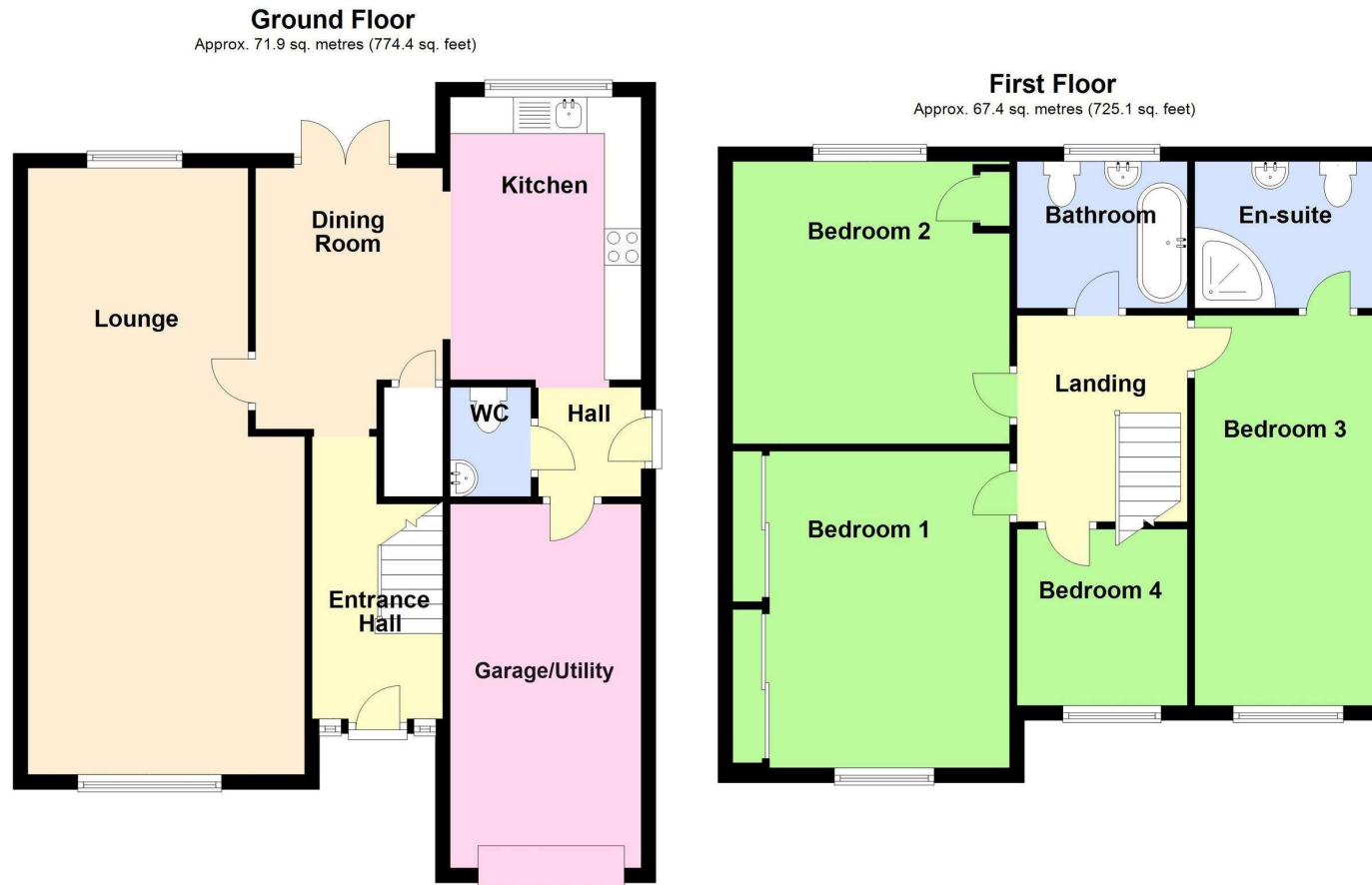
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# Floorplan



Newton Fallowell Boston (Sales)

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