



37 Field Drive, Wyberton, Boston, PE21 7NG



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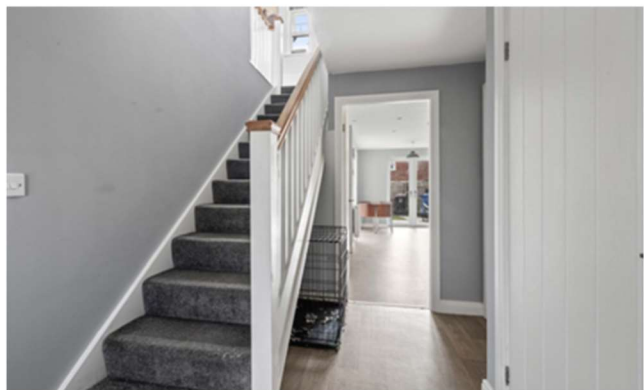
Freehold

£245,000



Key Features

- Detached house
- Three bedrooms
- Lounge & study
- Dining kitchen
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating B





A detached house on a popular new development in the village of Wyberton. Having accommodation comprising: entrance hall, cloakroom, study, lounge and dining kitchen to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside the property has a front garden, a garage and an enclosed rear garden. The property benefits from gas central heating & double glazing.

ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

CLOAKROOM

1.05m x 1.79m (3'5" x 5'11")

Having window to side elevation, radiator, WC with concealed cistern & cupboards to both sides and wall mounted hand basin with mixer tap & tiled splashback.

STUDY

2.13m x 2.20m (7'0" x 7'2")

Having window to front elevation and radiator.

LOUNGE

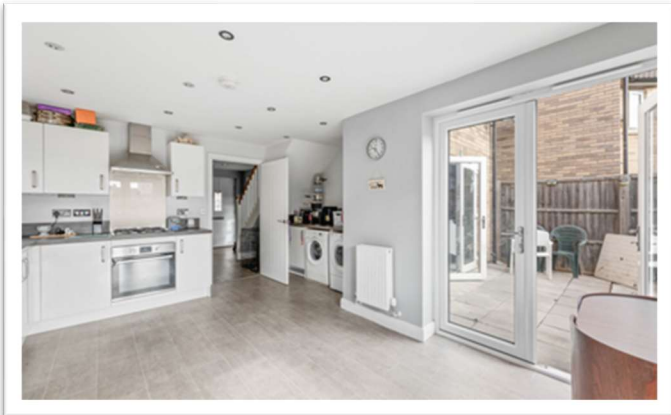
3.12m x 5.50m (10'2" x 18'0")

Having window to front elevation, french doors to rear elevation & garden and two radiators.

DINING KITCHEN

4.24m x 5.13m (13'11" x 16'10")

Having window to side elevation, french doors to side & rear elevations, inset ceiling spotlights, two radiators and tile effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under. Tall unit to side with integrated fridge & microwave. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & stainless steel cooker hood over. Further work surface with appliance spaces under.



FIRST FLOOR LANDING

Having window to rear elevation, radiator and access to roof space.

MASTER BEDROOM

3.20m x 4.17m (10'6" x 13'8")

Having window to front elevation, radiator, built-in cupboard and built-in wardrobe with sliding doors.

EN-SUITE

Having window to front elevation, radiator, part tiled walls, vinyl flooring, fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboards under.

BEDROOM TWO

3.22m x 3.61m (10'7" x 11'10")

Having window to front elevation and radiator.

BEDROOM THREE

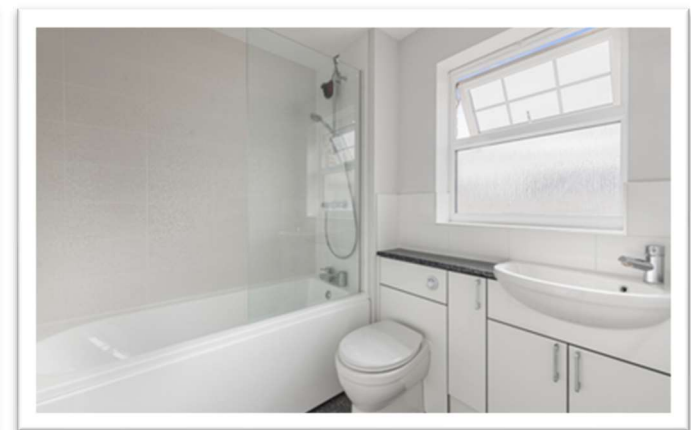
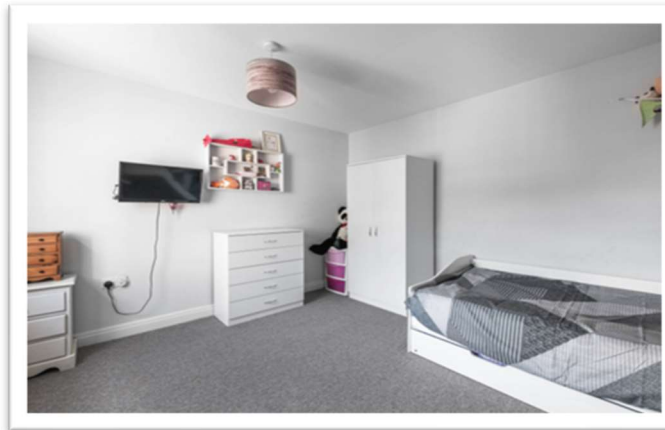
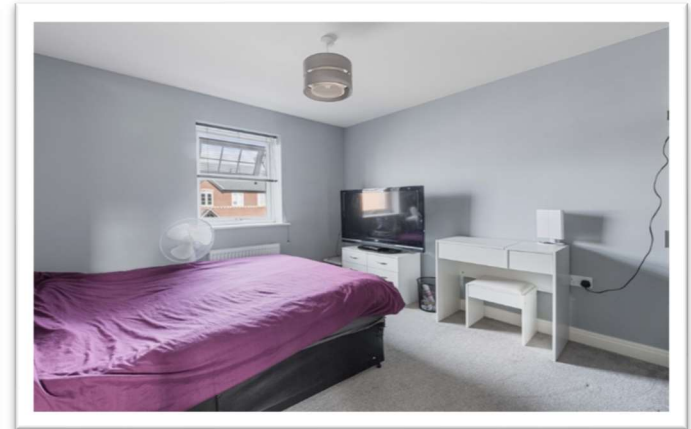
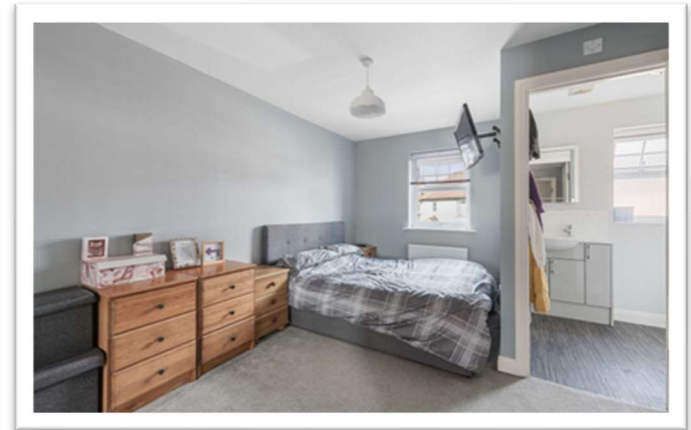
3.14m x 3.39m (10'4" x 11'1")

Having window to side elevation and radiator.

BATHROOM

1.96m x 2.09m (6'5" x 6'11")

Having window to rear elevation, radiator, tiled splashbacks and vinyl flooring. Fitted with a suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



EXTERIOR

To the front of the property there is a garden area enclosed by hedging with a paved footpath leading to the front entrance door. A block paved driveway to the right hand side of the property leads to the:

GARAGE

With off-road parking to the front, up & over door and door to rear garden.

REAR GARDEN

Being enclosed by timber fencing with a rear access gate. Laid to lawn with a paved patio.

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.

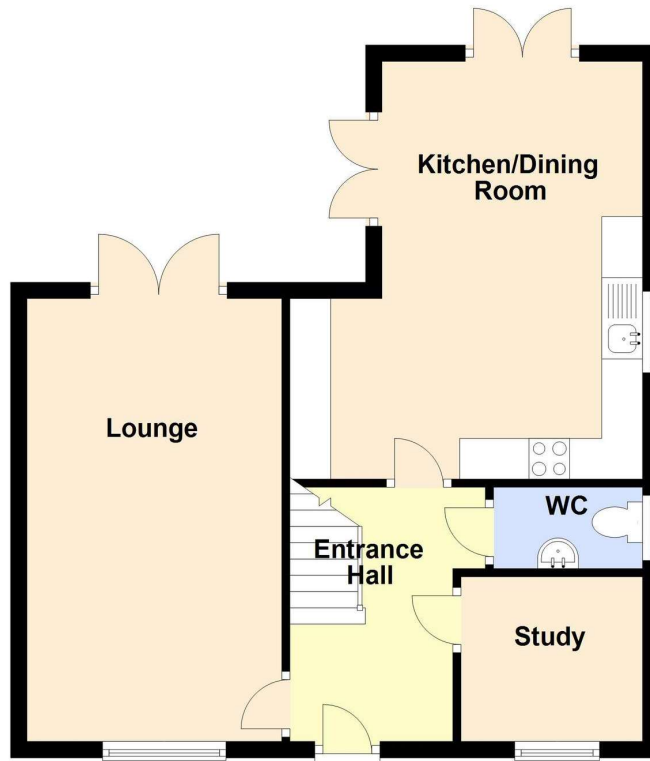
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

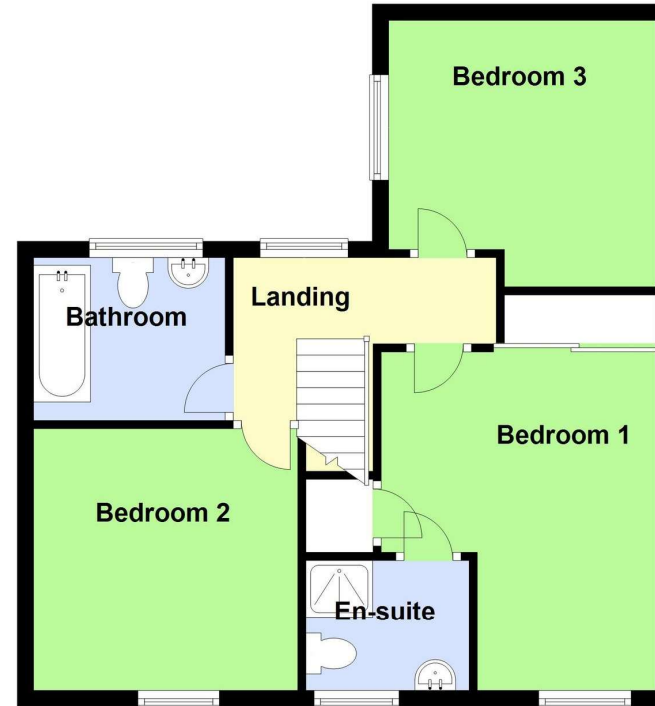
Ground Floor

Approx. 50.6 sq. metres (544.2 sq. feet)



First Floor

Approx. 50.7 sq. metres (546.2 sq. feet)



Total area: approx. 101.3 sq. metres (1090.4 sq. feet)



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