



5 Mercer Lane, Wyberton, Boston, PE21 7NR



4



3



2

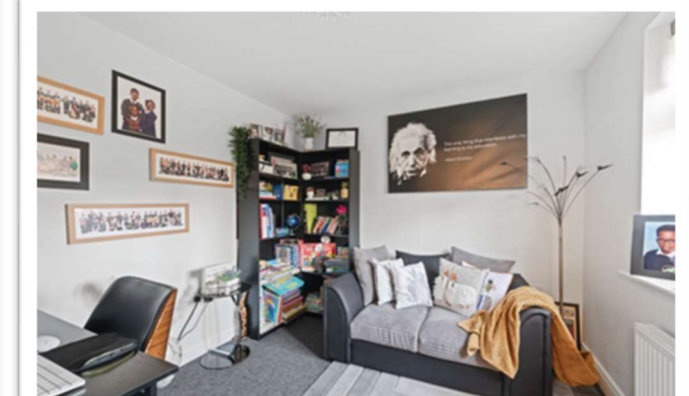
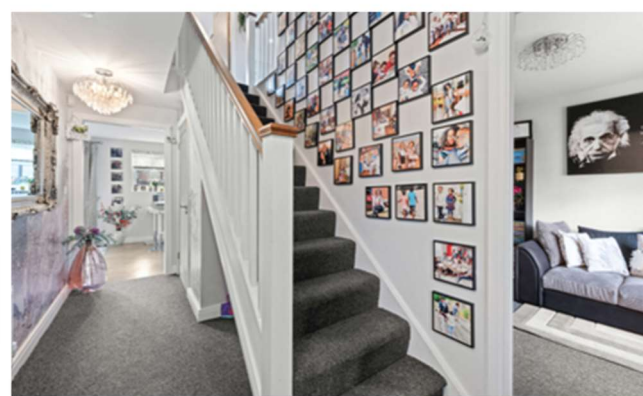
Freehold

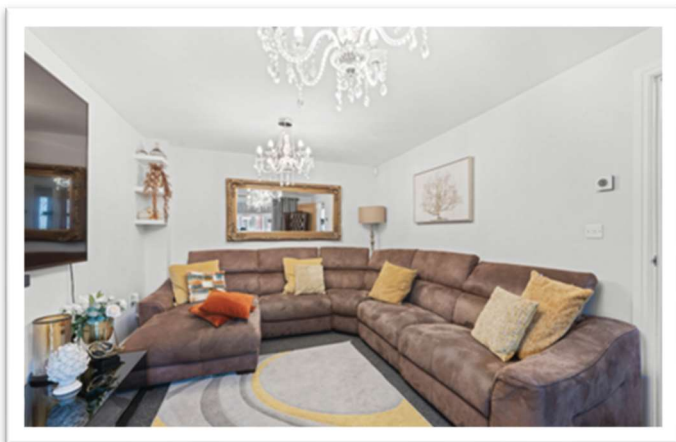
£320,000



Key Features

- Detached house
- Four bedrooms
- Lounge & study
- Dining kitchen & utility
- Cloakroom, 2 en-suites & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating B

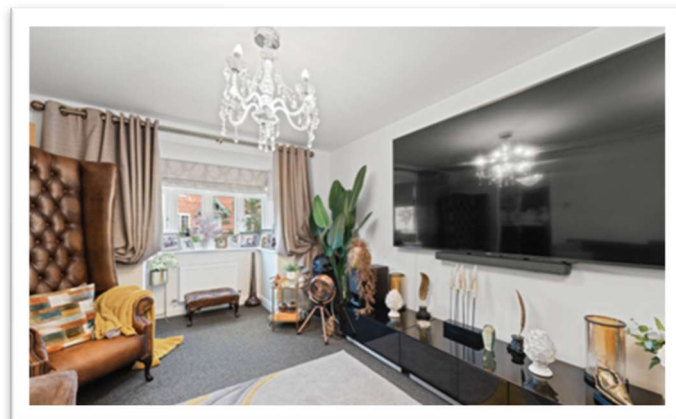




A detached house situated towards the end of the road in the popular and well served village of Wyberton.

Having well presented accommodation comprising: entrance hall, cloakroom, lounge, dining kitchen and utility to ground floor. Master bedroom with en-suite, bedroom two with en-suite, two further bedrooms and bathroom to first floor.

Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, smoke alarm, telephone connection point and staircase rising to first floor.

CLOAKROOM

Having radiator, extractor, close coupled WC and hand basin inset to vanity unit with cupboard under.

STUDY

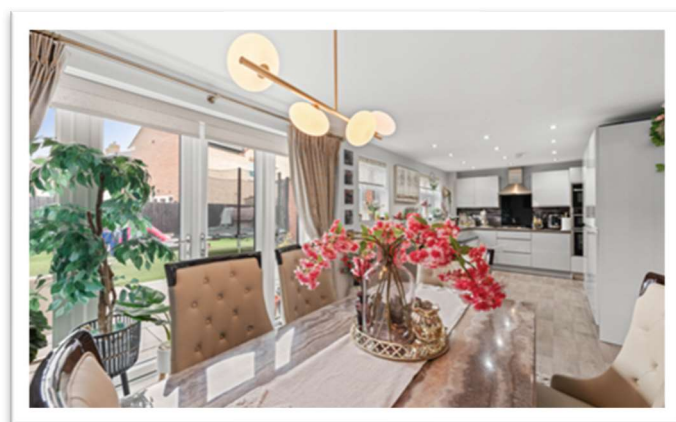
2.7m x 2.8m (8'11" x 9'2")

Having window to front elevation and radiator.

LOUNGE

3.32m x 5.94m (10'11" x 19'6")

(max into bay) Having box bay window to front elevation, two radiators, television aerial & telephone connection points.



 **NEWTON FALLOWELL**





DINING KITCHEN

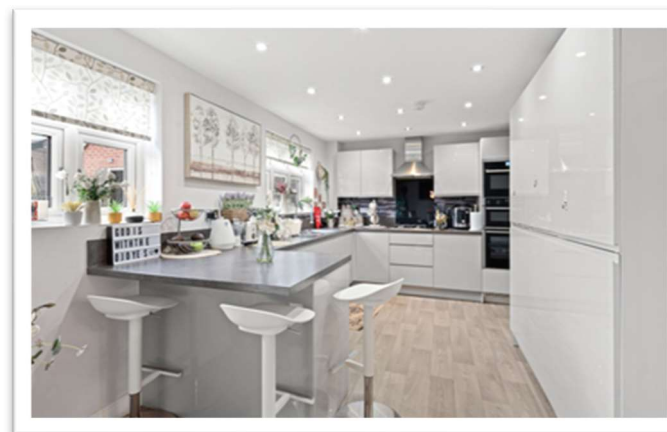
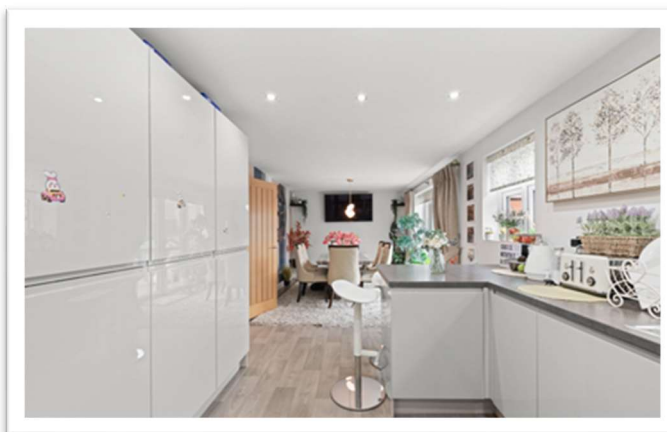
3.03m x 8.15m (9'11" x 26'8")

Having two windows to rear elevation, french doors to side & rear elevations, inset ceiling spotlights, two radiators and wood effect flooring. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with inset gas hob, cupboards & drawers under, cupboards & stainless steel cooker hood over, tall unit to side housing integrated electric double oven & microwave with cupboards under & over. Further work surface return with cupboard under & breakfast bar to one side. Range of tall units with integrated fridge & freezer.

UTILITY

2.1m x 2.19m (6'11" x 7'2")

Having part glazed door to side elevation, gas fired boiler providing for both domestic hot water & heating, work surface with cupboard, automatic washing machine & tumble dryer under. (Washing machine & tumble dryer included in sale)



FIRST FLOOR LANDING

Having radiator, smoke alarm, access to roof space and airing cupboard housing hot water cylinder.

MASTER BEDROOM

2.83m x 4.63m (9'4" x 15'2")

Having two windows to front elevation, radiator, television aerial connection point and built-in wardrobe with sliding mirror doors.

EN-SUITE

Having window to side elevation, heated towel rail, extractor, fully tiled double shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboards & drawers under and WC with concealed cistern.

BEDROOM TWO

2.8m x 3.48m (9'2" x 11'5")

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

FURTHER EN-SUITE

Having window to side elevation, heated towel rail, radiator, extractor, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

BEDROOM THREE

2.8m x 3.48m (9'2" x 11'5")

Having window to rear elevation and radiator.

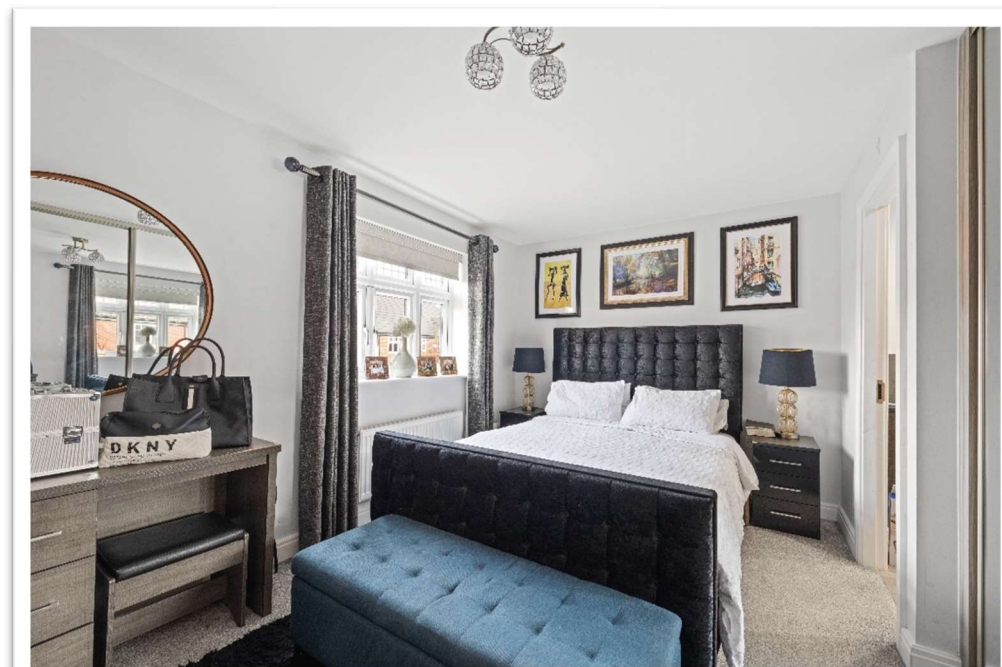
BEDROOM FOUR

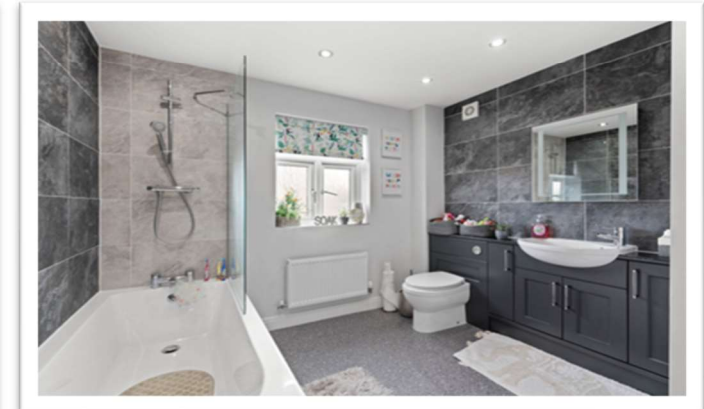
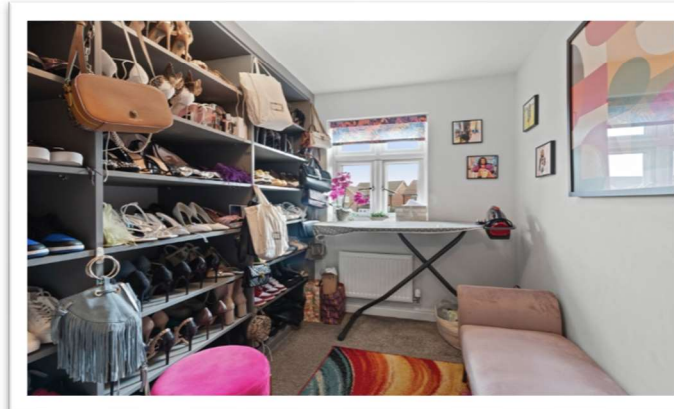
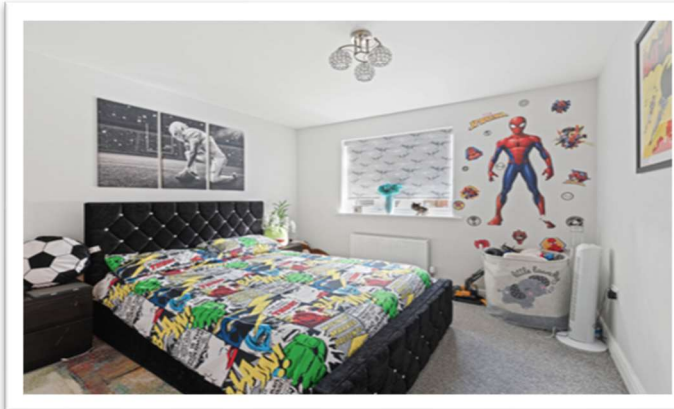
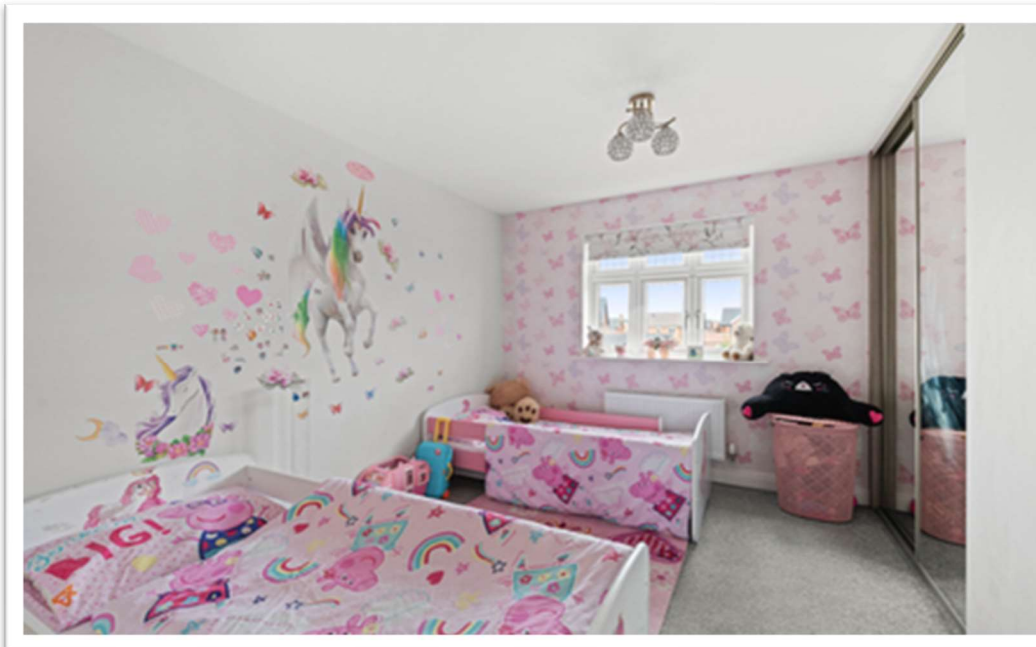
2.29m x 2.71m (7'6" x 8'11")

Having window to rear elevation, radiator and fitted shelving.

BATHROOM

Having window to rear elevation, radiator, heated towel rail, extractor, panelled bath with mixer shower fitting over, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.





 **NEWTON FALLOWELL**

EXTERIOR

To the front of the property there is a small garden area enclosed by wrought iron railings. A driveway to the side provides off-road parking and leads to the:

GARAGE

5.20m x 2.71m (17'0" x 8'10")

Having up-and-over door, side door to garden, light and power.

REAR GARDEN

Being enclosed with side access. Having a decked area, artificial grass, paved patio & footpaths and outside tap.

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 D.

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.

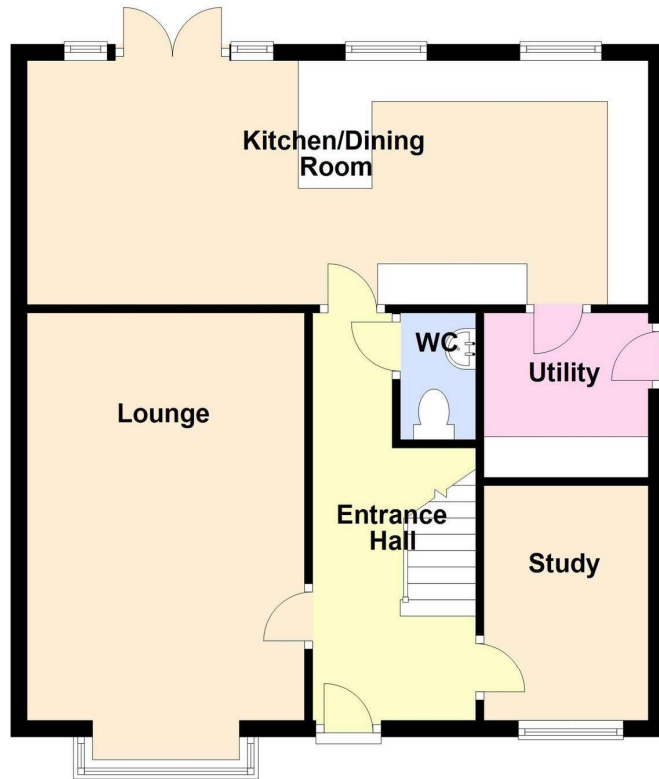
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has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



Floorplan

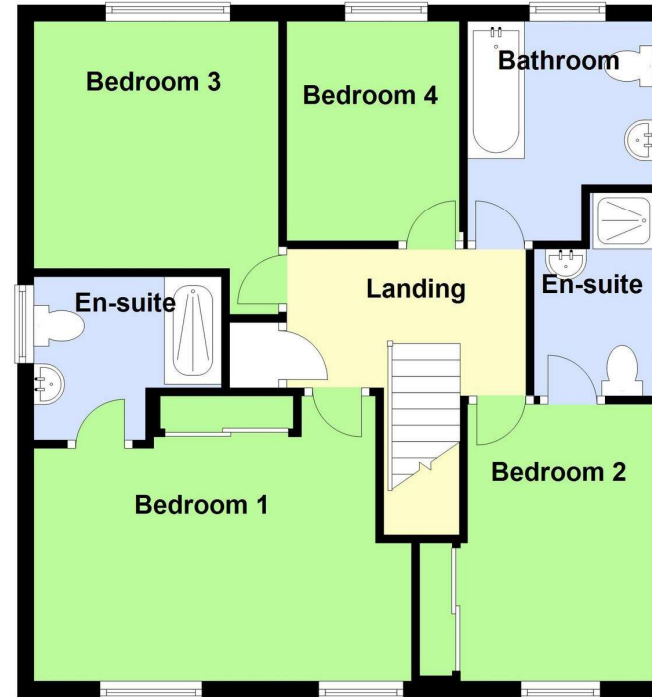
Ground Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.1 sq. feet)



Total area: approx. 124.2 sq. metres (1336.8 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk