



79 Wyberton Low Road, Boston, PE21 7RG



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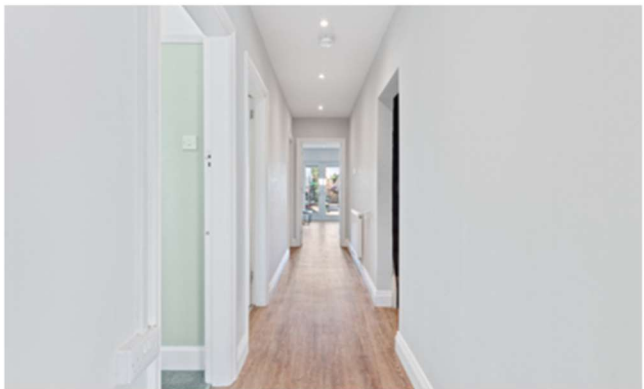
Freehold

£225,000



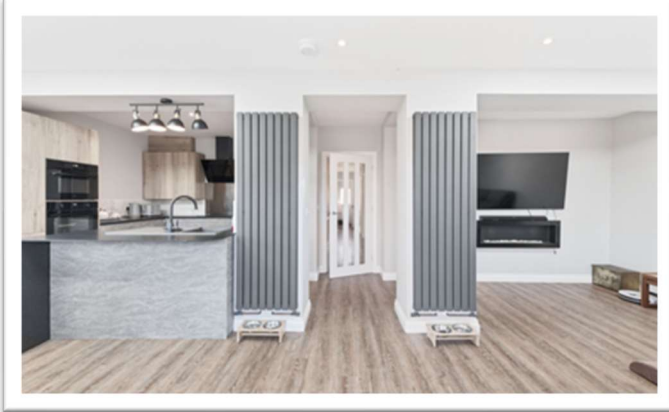
Key Features

- Detached bungalow
- Three bedrooms
- Open plan lounge/dining/kitchen
- Utility & bathroom with separate shower
- Off-road parking to front
- Low maintenance enclosed rear garden
- Gas central heating & double glazing
- EPC rating D





A detached bungalow on the outskirts of town, convenient for the A16 and close to St Thomas Primary School. Having accommodation comprising: entrance hall, open plan lounge/dining/kitchen, utility, three bedrooms and bathroom with separate shower. There is also an attic room which is ideal for conversion into a master bedroom subject to planning permission. Outside the property has off-road parking to the front and an enclosed low maintenance garden to the rear. The property benefits from gas central heating and double glazing.



ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having inset ceiling spotlights two radiators, smoke alarm, luxury vinyl flooring and staircase to attic storage.

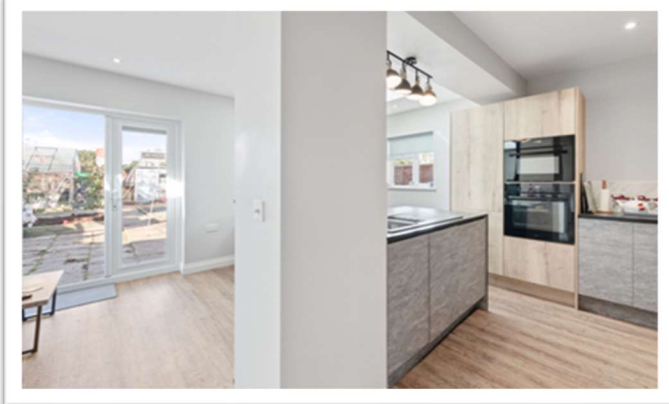
OPEN PLAN LOUNGE/DINING/KITCHEN

5.4m x 7.79m (17'8" x 25'7")

Forming areas comprising:

LOUNGE/DINING AREA

Having windows & french doors to rear elevation, further window to side elevation, inset ceiling spotlights with two rooflights, two vertical radiators, luxury vinyl flooring, television aerial connection point and wall mounted contemporary style electric fire. Opening to the:



KITCHEN AREA

Having inset ceiling spotlights and continuation of luxury vinyl flooring. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboard & integrated dishwasher under, breakfast bar to one side. Further work surface with inset induction hob, cupboards & drawers under, cupboards & extractor over, space for american style fridge/freezer to side. Work surface return with cupboards under, tall unit to side housing integrated electric oven & combination microwave oven with cupboards under & over and tall unit to side.

UTILITY

2.61m x 3.33m (8'7" x 10'11")

Having space & plumbing for automatic washing machine & tumble dryer and wall mounted gas fired combination boiler providing for both domestic hot water & heating.

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BEDROOM ONE

3.32m x 3.48m (10'11" x 11'5")

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO/SITTING ROOM

3.53m x 4.25m (11'7" x 13'11")

(may into bay) Having box bay window to front elevation, coved ceiling, radiator, television aerial connection point and fireplace with marble back & hearth, inset living flame style fire and wooden surround.

BEDROOM THREE

2.65m x 2.87m (8'8" x 9'5")

Having window to side elevation, coved ceiling, radiator and built-in cupboard.

BATHROOM

Having window to side elevation, inset ceiling spotlights, chrome heated towel rail, luxury vinyl flooring and extractor. Fitted with a suite comprising: panelled bath, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

ATTIC ROOM

3.09m x 5.52m (10'1" x 18'1")

(max) Having window to rear elevation, radiator and eaves storage. Ideal for conversion into a master bedroom subject to planning permission.



EXTERIOR

To the front of the property there is a large concrete area which provides off-road parking with a gravelled area and gated access to the:

REAR GARDEN

Being enclosed and landscaped for ease of maintenance.

SERVICES

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

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

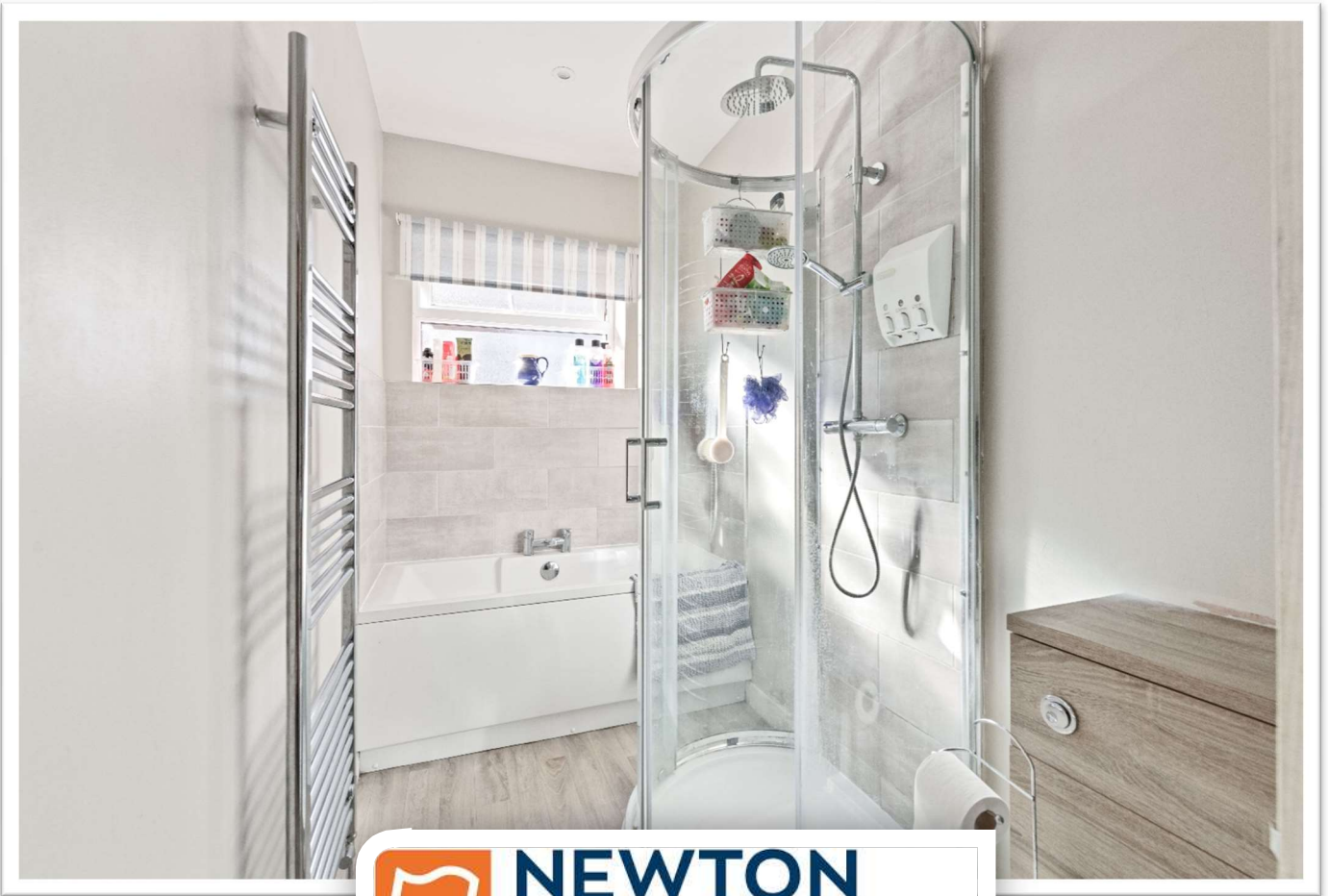
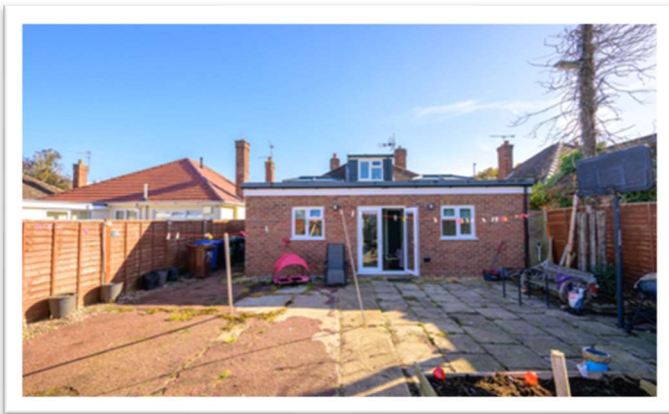
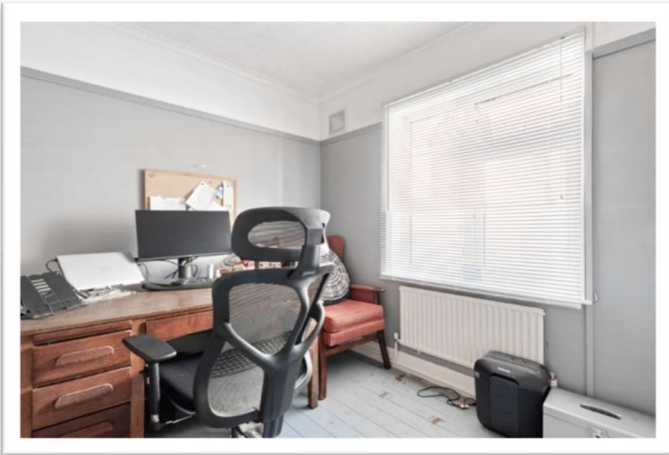
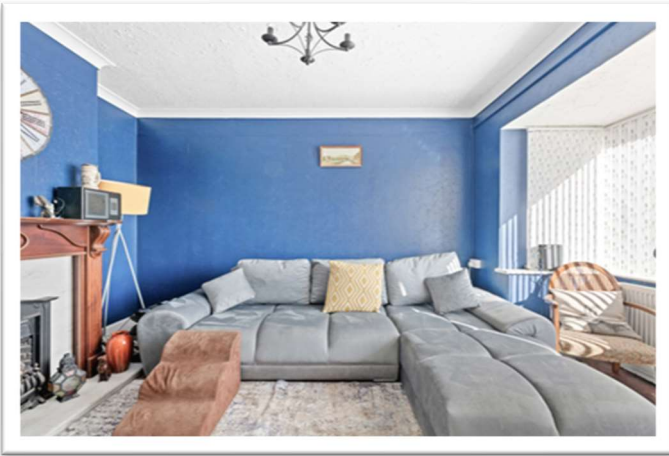
AGENT'S NOTES

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.

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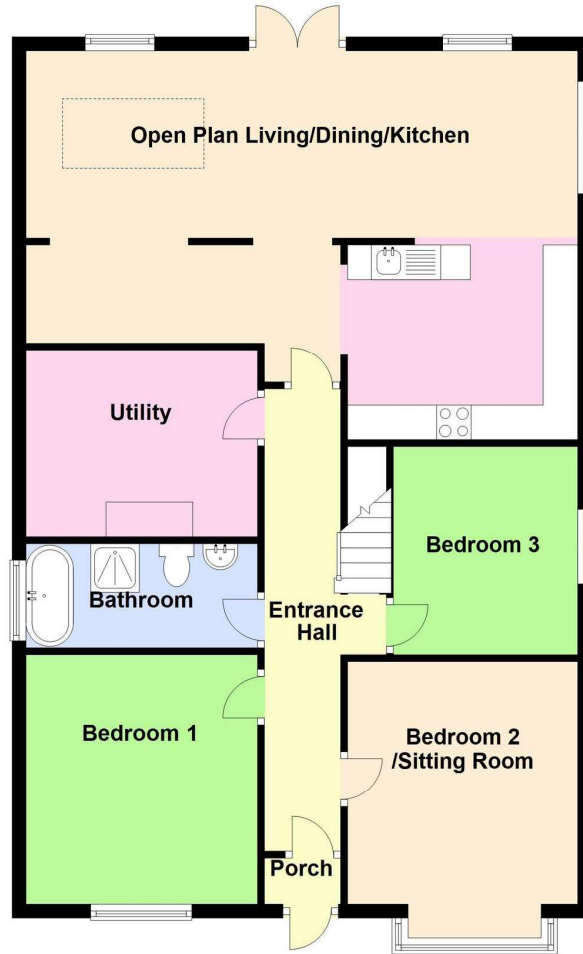


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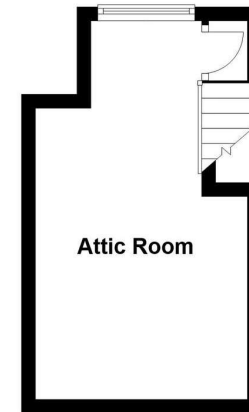
Floorplan

Ground Floor
Approx. 98.0 sq. metres (1055.4 sq. feet)



Total area: approx. 112.7 sq. metres (1213.2 sq. feet)

First Floor
Approx. 14.7 sq. metres (157.9 sq. feet)



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