



14 Field Drive, Wyberton, Boston, PE21 7NG



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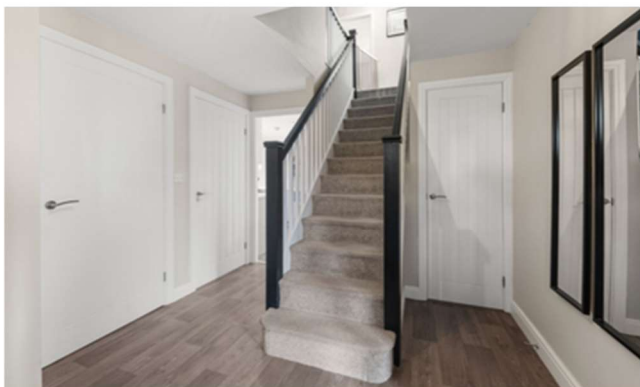
Freehold

Offers over £300,000



## Key Features

- Detached house
- Four bedrooms
- Study & lounge
- Dining kitchen
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating B





A modern detached house in the popular village of Wyberton on the outskirts of Boston and close to a green area to the front with a children's play area. Having well presented accommodation comprising: entrance hall, cloakroom, study, lounge and dining kitchen to ground floor. Master bedroom with en-suite, three 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 & double glazing.



#### ACCOMMODATION

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

#### ENTRANCE HALL

Having radiator, wood effect flooring, understairs storage cupboard and staircase rising to first floor.

#### CLOAKROOM

Having window to side elevation, radiator, close coupled WC and hand basin.

#### STUDY

2.4m x 2.5m (7'11" x 8'2")

(max) Having window to front elevation and radiator.

#### LOUNGE

3.25m x 6m (10'8" x 19'8")

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





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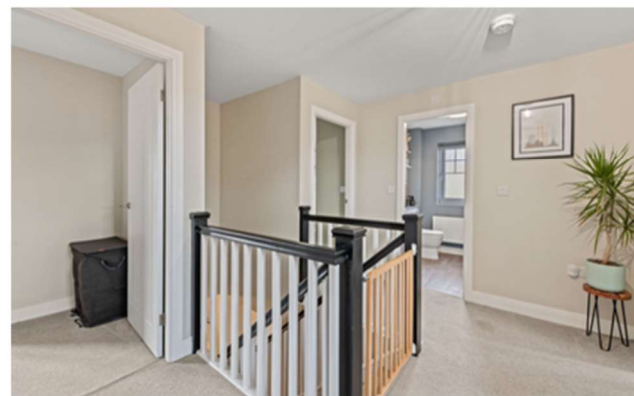
### DINING KITCHEN

4.15m x 5.55m (13'7" x 18'2")

Having window to side elevation, french doors to side elevation, french doors with side screens to rear elevation, inset ceiling spotlights to kitchen area, two radiators and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards over. Work surface return with cupboards under. Further work surface return with inset gas hob, cupboards & drawers under, cupboards & stainless steel cooker hood over. Further work surface with space & plumbing for automatic washing machine & tumble dryer under, tall unit to side housing integrated electric double oven & microwave, drawer under, cupboard over, further tall unit to side housing integrated fridge and freezer.

### FIRST FLOOR LANDING

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





### MASTER BEDROOM

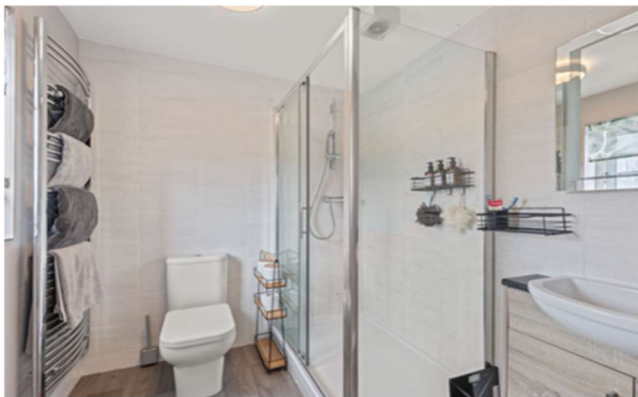
3.4m x 4.14m (11'2" x 13'7")

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

### EN-SUITE

1.9m x 2.11m (6'2" x 6'11")

Having window to front elevation, chrome heated towel rail, extractor, wood effect flooring and part tiled walls. Fitted with a suite comprising: fully tiled walk-in shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.



### BEDROOM TWO

3.12m x 3.59m (10'2" x 11'10")

Having window to rear elevation and radiator.

### BEDROOM THREE

3.04m x 3.5m (10'0" x 11'6")

Having window to front elevation and radiator.

### BEDROOM FOUR

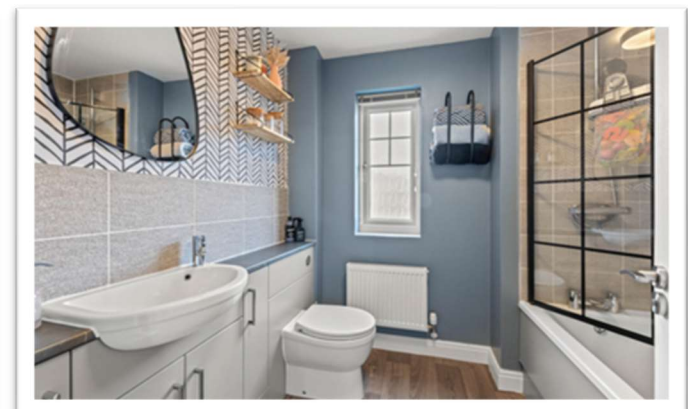
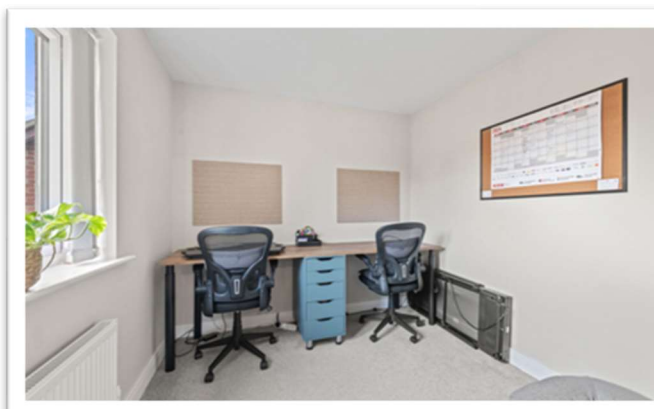
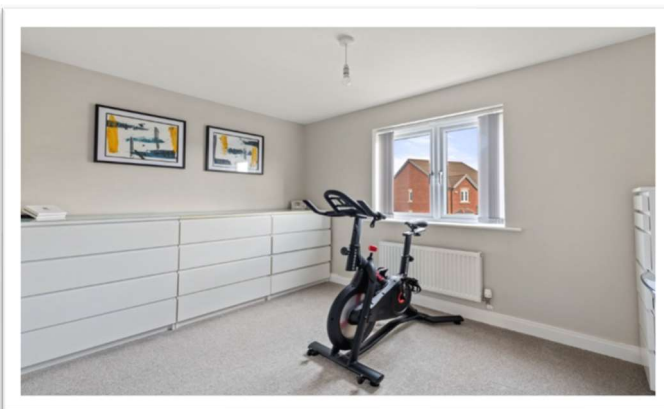
2.5m x 3m (8'2" x 9'10")

Having window to rear elevation and radiator.

### BATHROOM

1.93m x 2.3m (6'4" x 7'6")

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





### EXTERIOR

To the front of the property there is a slate chipped garden enclosed by wrought iron fencing with a paved footpath leading to the front entrance door. A block paved driveway provides off-road parking which extends down the right hand side of the property to the:

### GARAGE

Having up-and-over door, side service door, light & power.

### REAR GARDEN

Being enclosed by brick walls, laid to lawn with a paved patio & footpath and slate chipped seating area to the far rear.

### 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.

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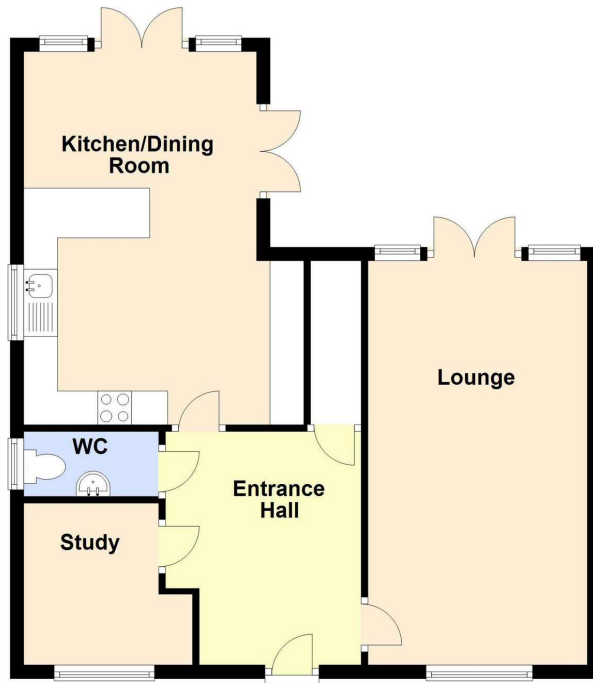




## Floorplan

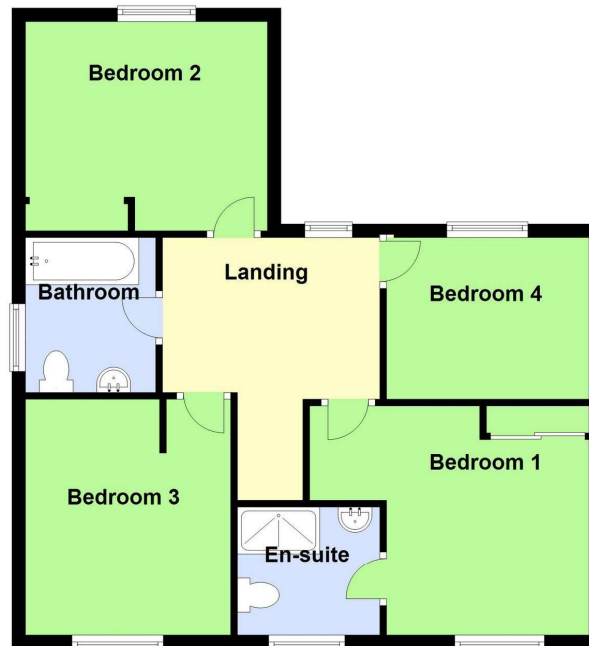
### Ground Floor

Approx. 60.8 sq. metres (654.9 sq. feet)



### First Floor

Approx. 61.1 sq. metres (657.6 sq. feet)



Total area: approx. 121.9 sq. metres (1312.5 sq. feet)



*Green area nearby*



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