



Willow Lodge, Low Road, Wyberton, Boston, PE21 7AP



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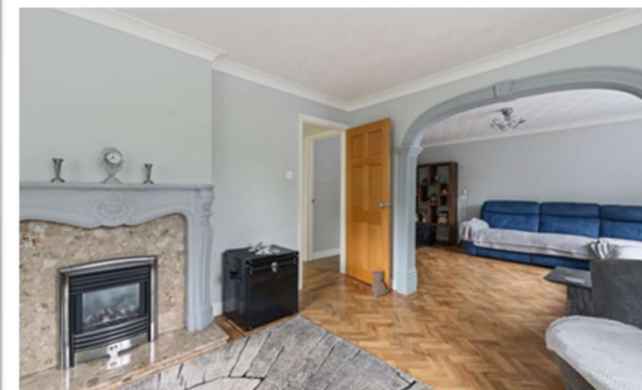
Freehold

Guide Price £325,000



Key Features

- Detached bungalow
- Three bedrooms
- Dining kitchen & utility
- Lounge & sun room
- Ample off-road parking to front
- Enclosed rear garden
- Garden room/studio with shower
- EPC rating D





A detached bungalow in a semi-rural village location on the outskirts of the market town of Boston. Having over 1,500 square feet of well presented accommodation comprising: entrance hall, lounge, dining kitchen, sun room, utility, three bedrooms and bathroom with separate shower. Outside the property has ample off-road parking to the front and an enclosed garden to the rear with a garden room with a hot tub room, studio and shower room. The property benefits from gas central heating, double glazing and solar panels.

ACCOMMODATION

Part glazed side entrance door with side screens through to the:

DINING KITCHEN

3.68m x 14.5m (12'1" x 47'7")

Having window to side elevation, coved ceiling, radiator and tiled floor. Fitted with a range of base & wall units with marble work surfaces & tiled splashbacks comprising: belfast style sink with mixer tap inset to work surface, cupboards, drawer & space for dishwasher under. Work surface return with cupboard & drawer under, cupboard over. Further work surface with cupboards & drawers under, cupboards over. Work surface return with inset electric hob, integrated electric double oven under, concealed cooker hood over. Further work surface return with cupboard & drawers under, cupboard over and tall unit to side housing integrated fridge & freezer. Further work surface forming breakfast bar with glazed display units over.

ENTRANCE HALL

Having coved ceiling with inset ceiling spotlights, two radiators, dado rail, smoke alarm, access to roof space, Karndean flooring and built-in airing cupboard housing hot water cylinder.

LOUNGE

4.62m x 7.78m (15'2" x 25'6")

(max) Having two windows to front elevation, further window to side elevation, coved ceiling, two radiators, Karndean flooring and fireplace with marble back & hearth, inset gas fire and decorative surround.





SUN ROOM

3.82m x 4.22m (12'6" x 13'10")

Having windows to both sides & rear elevation, french doors to side elevation & garden, inset ceiling spotlights, two radiators and tiled floor.

UTILITY

1.45m x 3.27m (4'10" x 10'8")

Having window to side elevation, access to roof space, tiled walls, tiled floor, wall mounted gas fired boiler providing for both domestic hot water & heating, work surface, space & plumbing for automatic washing machine & tumble dryer, cupboards over.



BEDROOM ONE

2.99m x 3.74m (9'10" x 12'4")

Having window to side elevation, coved ceiling, radiator and Karndean flooring.

BEDROOM TWO

3.28m x 3.38m (10'10" x 11'1")

(max) Having window to side elevation, coved ceiling and radiator.

BEDROOM THREE

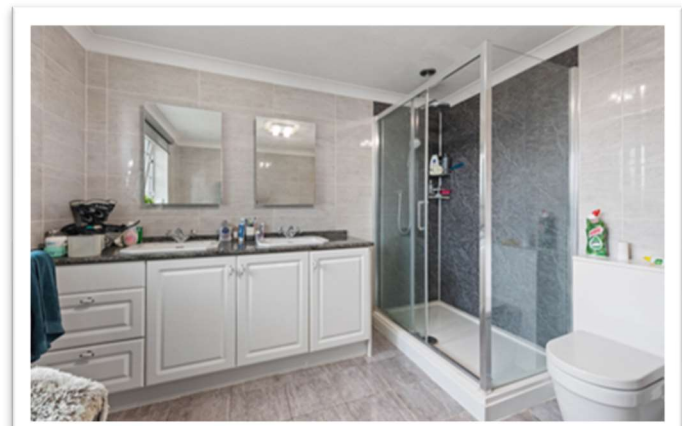
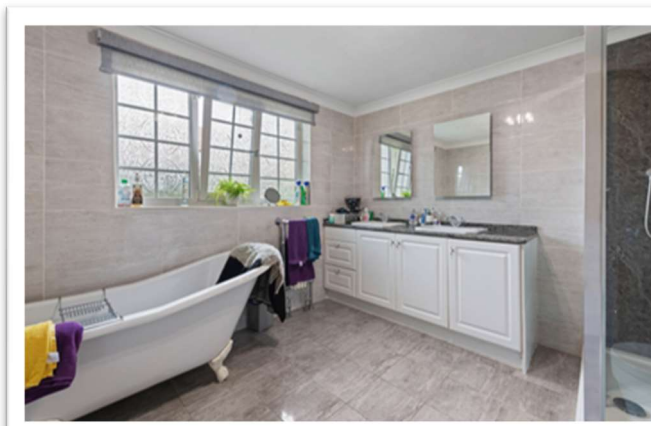
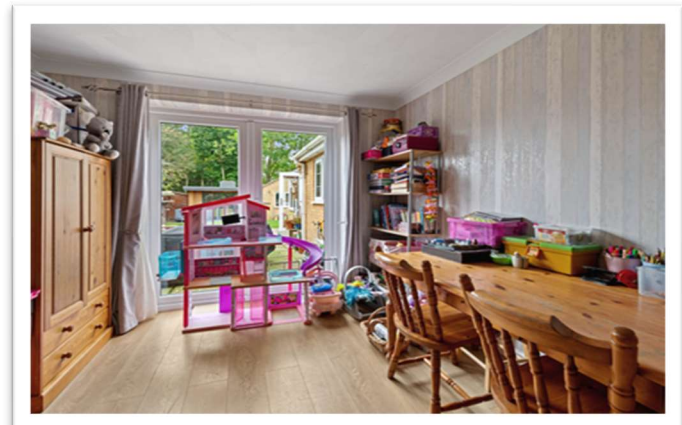
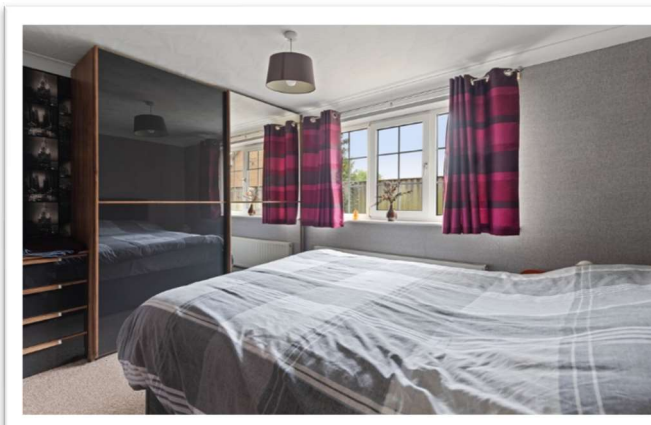
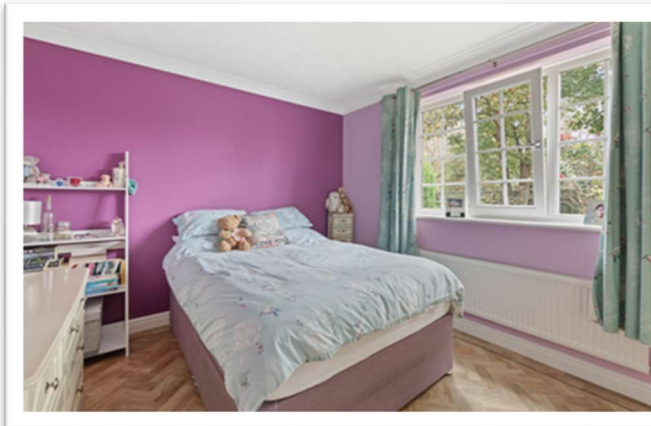
2.99m x 3.65m (9'10" x 12'0")

Having french doors to rear elevation & garden, coved ceiling, radiator and laminate flooring.

BATHROOM

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

Having window to side elevation, coved ceiling, radiator incorporating radiator, tiled floor and tiled walls. Fitted with a suite comprising: shower enclosure with mixer shower fitting, freestanding roll-top bath with mixer tap, two hand basins inset to vanity unit with cupboards & drawers under and close coupled WC.



EXTERIOR

To the front of the property there is a large driveway which provides ample off-road parking. Gated access to the:

GARDENS

To the side of the property there is a shaped lawn with a paved footpath leading to the side entrance door. Being enclosed and laid to lawn with a paved patio and garden shed.

GARDEN ROOM

With a patio area to the front and split into three areas comprising:

HOT TUB ROOM

3.46m x 4.33m (11'5" x 14'2")

Having bi-fold doors, cedar wood cladding, electrically operated skylight and double doors to the:

STUDIO

4.32m x 5.13m (14'2" x 16'10")

Having windows to front & side elevations, inset ceiling spotlights, fitted kitchenette with stainless steel sink & drainer, base & wall units with work surfaces, cat5 wiring for internet capacity and access to roof space with drop down ladder & light suitable for storage.

SHOWER ROOM

1.91m x 2.08m (6'4" x 6'10")

Having window to front, tiled walls, shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.



THE PLOT

The property occupies a plot of approximately 0.17 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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. The property also has solar panels which are owned and have a feed in tariff with two 5kw batteries in the loft.

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



Total area: approx. 146.3 sq. metres (1574.5 sq. feet)



 **NEWTONFALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk