



75 Sir Isaac Newton Drive, Wyberton, Boston, PE21 7SG



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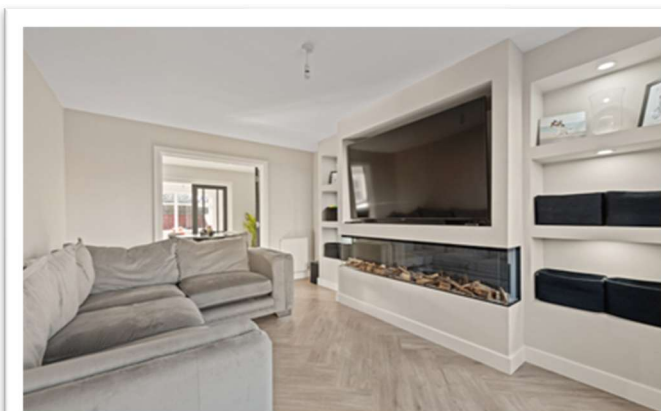
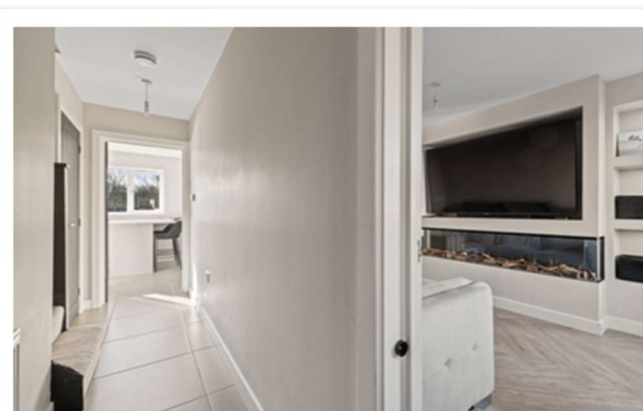
Freehold

£279,950



## Key Features

- Detached house
- Four bedrooms
- Lounge with media wall & garden room
- Re-fitted breakfast kitchen
- Cloakroom, bathroom & re-fitted en-suite
- Driveway & garage
- Enclosed rear garden
- EPC rating B





A detached house at the end of a cul-de-sac on the outskirts of town and within walking distance to St Thomas Primary School.

Having over 1,400 square feet of well presented accommodation comprising: entrance hall, cloakroom, lounge with feature media wall, re-fitted breakfast kitchen and garden room to ground floor. Master bedroom with re-fitted en-suite, three further bedrooms and bathroom to first floor.

Outside the property has a block paved 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, tiled floor, smoke alarm and staircase rising to first floor.

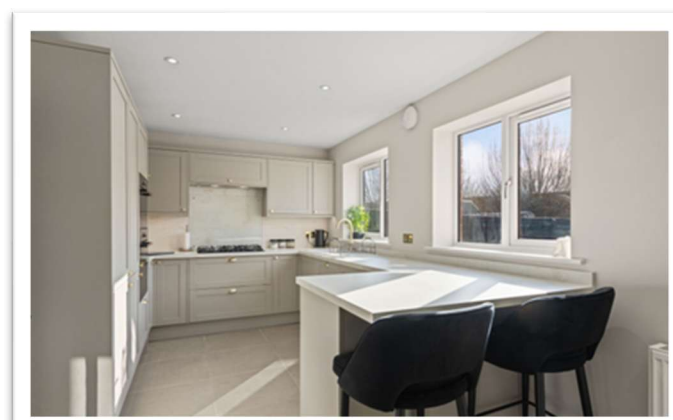
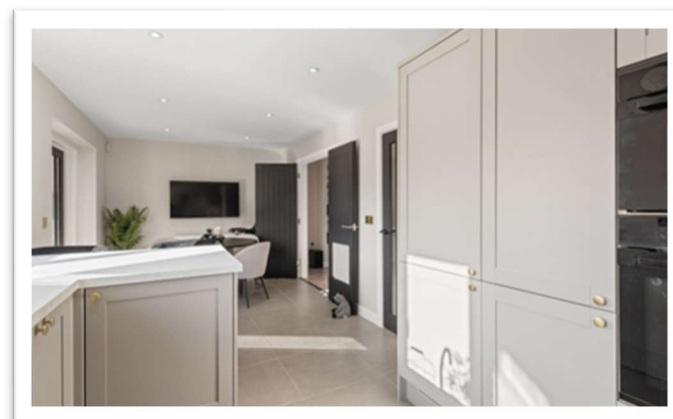
#### CLOAKROOM

Having window to side elevation, radiator, understairs storage cupboard, extractor, close coupled WC and pedestal hand basin with tiled splashback.

#### LOUNGE

5.06m x 3.28m (16'7" x 10'10")

Having window to front elevation, two radiators, Karndean flooring and feature media wall with built-in electric fire, space for flatscreen TV over and shelving with downlighters to either side. Double doors through to the:









#### DINING KITCHEN

7.2m x 2.83m (23'7" x 9'4")

Having two windows to rear elevation. inset ceiling spotlights, two radiators and tiled floor. Re-fitted in October 2024 with a range of base & wall units with work surfaces & splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboard, integrated dishwasher & washing machine under. Work surface return with cupboard under. Further work surface return with inset five burner gas hob, cupboards & pan drawers under, cupboards & concealed cooker hood over. Further work surface return with cupboard under, range of tall units to side incorporating integrated electric oven, microwave/oven, fridge & freezer. Glazed double doors through to the:

#### GARDEN ROOM

3.66m x 3.07m (12'0" x 10'1")

Having window to rear elevation, windows & french doors to side elevation, radiator and Karndean flooring.

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### FIRST FLOOR LANDING

Having window to side elevation, radiator, access to roof space, smoke alarm and built-in airing cupboard housing hot water cylinder with shelving.

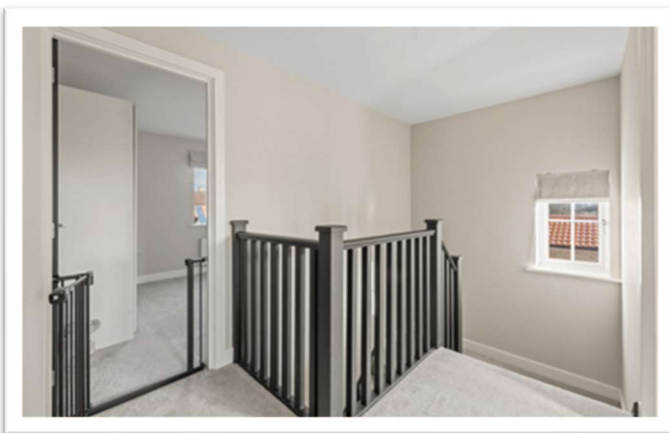
### MASTER BEDROOM

4.11m x 3.29m (13'6" x 10'10")

Having window to front elevation, radiator and built-in wardrobes to one wall.

### EN-SUITE

Having window to side elevation, heated towel rail, tiled walls, tiled floor, extractor and shaver point. Re-fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and hand basin with cupboard under.





### BEDROOM TWO

3.62m x 2.9m (11'11" x 9'6")

Having window to front elevation and radiator.

### BEDROOM THREE

2.91m x 2.5m (9'6" x 8'2")

Having window to rear elevation, radiator, Karndean flooring and telephone connection point.

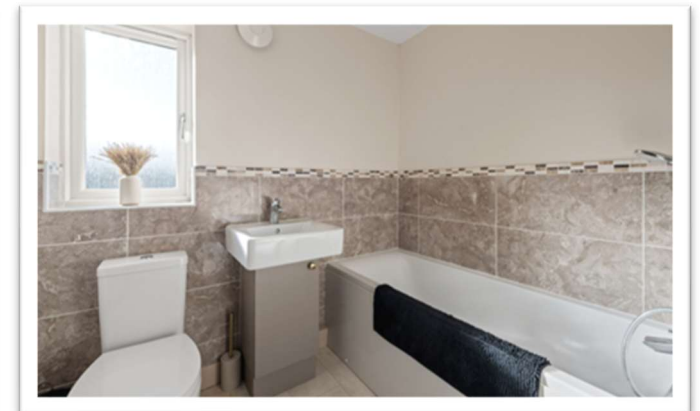
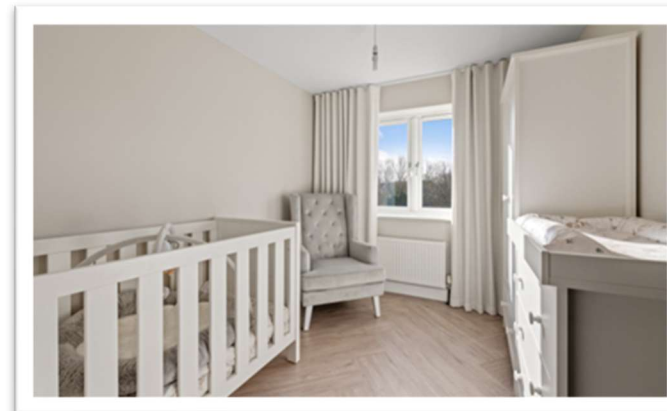
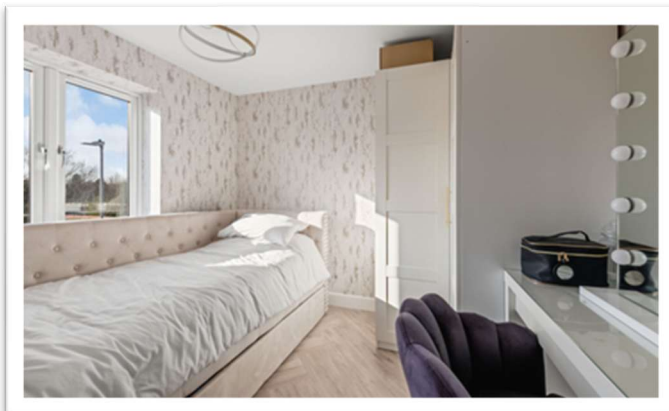
### BEDROOM FOUR

2.89m x 2.45m (9'6" x 8'0")

Having window to rear elevation, radiator and Karndean flooring.

### BATHROOM

Having window to rear elevation, heated towel rail, part tiled walls, tile effect flooring and extractor. Fitted with a suite comprising: panelled bath with mixer tap & hand-held shower attachment over, close coupled WC and hand basin with cupboard under.



### EXTERIOR

To the front of the property there is a lawned garden. A block paved driveway provides off-road parking and leads to the:

### GARAGE

Having up-and-over door, light, power and gas fired boiler providing for both domestic hot water & heating.

Gated access to the:

### REAR GARDEN

Being enclosed and having a large paved patio and a lawned area with raised border.

### 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

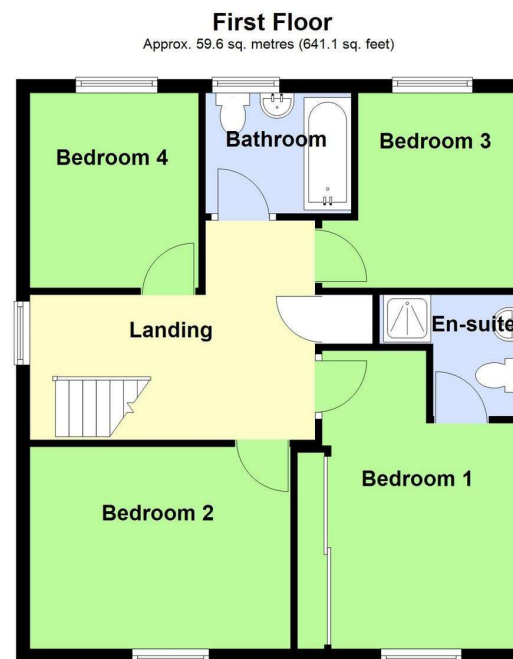
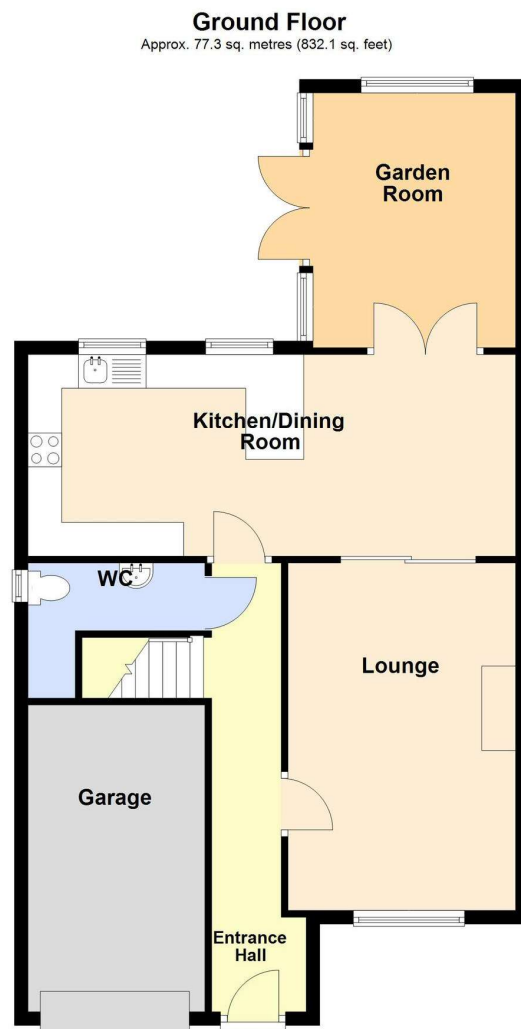
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## Floorplan



Total area: approx. 136.9 sq. metres (1473.3 sq. feet)



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