



18 Granville Avenue, Wyberton, Boston, PE21 7BY



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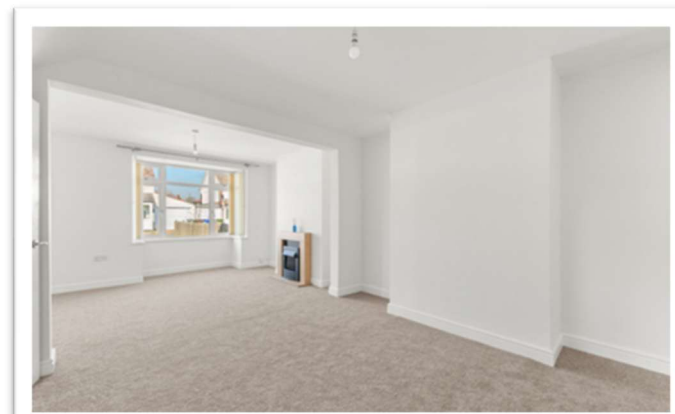
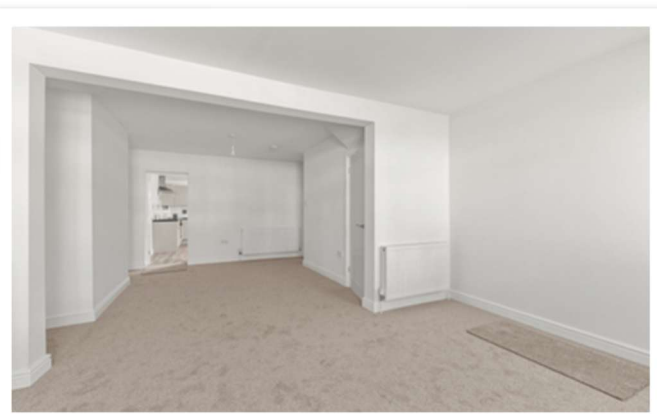
Freehold

Offers in excess of £175,000



## Key Features

- Semi-detached house
- Recently updated
- Three bedrooms
- Re-fitted kitchen & bathroom
- Off-road parking to front
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating E – NO CHAIN







A recently updated semi-detached house in a popular village location on the outskirts of Boston. The property has been renovated throughout and has accommodation comprising: lounge, dining room, kitchen, rear entrance utility and bathroom to ground floor. Three bedrooms to first floor. Outside the property has off-road parking to the front and there is an enclosed garden to the rear. The property benefits from gas central heating and double glazing. NO CHAIN

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### LOUNGE

4.66m x 4.2m (15'4" x 13'10")

Having box bay window to front elevation, radiator and contemporary style fireplace with inset electric fire and wooden surround. Opening to the:

#### DINING ROOM

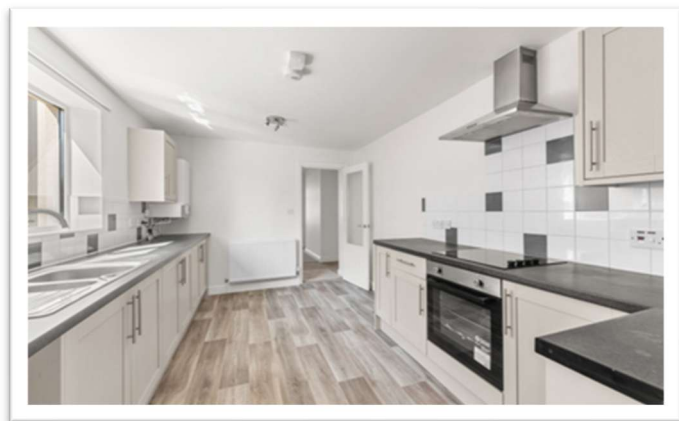
4.66m x 4.2m (15'4" x 13'10")

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

#### KITCHEN

4.6m x 3m (15'1" x 9'10")

Having window to side elevation, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & appliance spaces under, cupboard & gas fired boiler providing for both domestic hot water and heating over. Further work surface with inset electric hob, integrated electric oven, cupboards & drawer under, cupboards & stainless steel cooker hood over. Work surface return with cupboard under, cupboard over.



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#### REAR ENTRANCE UTILITY

3m x 1m (9'10" x 3'4")

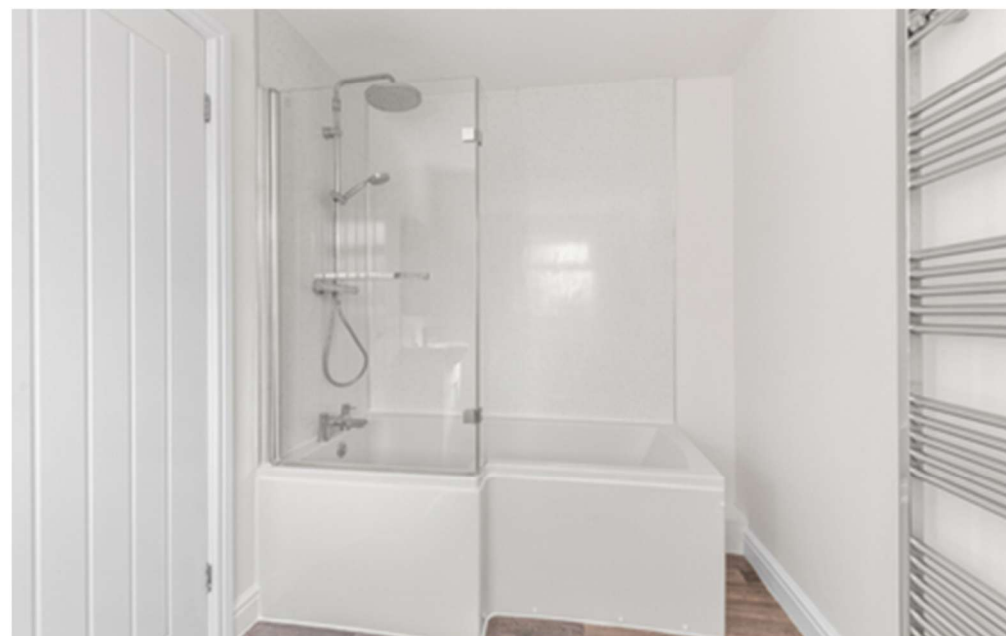
Having part glazed door to side elevation, radiator, wood effect flooring, access to roof space and work surface with appliance space under.

#### BATHROOM

3m x 2m (9'10" x 6'7")

Having window to side elevation, chrome heated towel rail, wood effect flooring and extractor. Fitted with a suite comprising: shaped bath with shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under.

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#### FIRST FLOOR LANDING

Having window to side elevation and radiator.

#### BEDROOM ONE

4.6m x 3m (15'1" x 9'10")

Having window to front elevation and radiator.

#### BEDROOM TWO

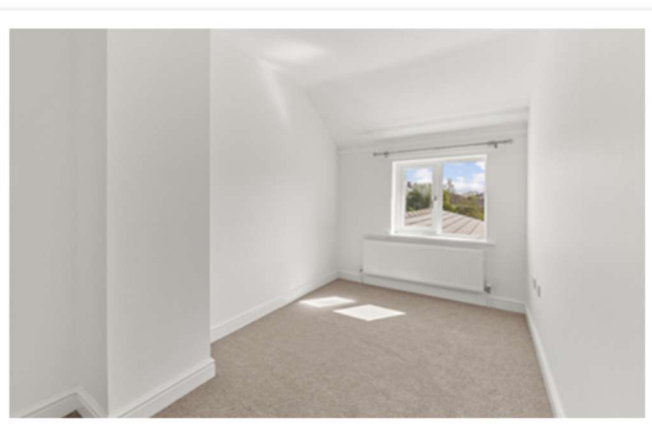
4.2m x 2.2m (13'10" x 7'2")

Having window to rear elevation and radiator.

#### BEDROOM THREE

2.9m x 2.3m (9'6" x 7'6")

Having window to rear elevation



### EXTERIOR

To the front of the property there is a gravelled area which provides off-road parking. Gated access to the:

### REAR GARDEN

Being enclosed and having a paved courtyard with a lawned garden beyond.

### 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 A.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



## Floorplan



Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)

### AGENT'S NOTES

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