



4 Tytton Lane East, Wyberton, Boston, PE21 7HW



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Freehold

£525,000



## Key Features

- Unique updated & extended detached house
- Four bedrooms
- Dining kitchen & utility
- Garden room & lounge
- Cloakroom, en-suite & shower room
- Off-road parking to front & garage
- Landscaped rear garden with gym
- Good size plot in village location
- EPC rating TBC



 **NEWTONFALLOWELL**



## A Stunning Contemporary Home on the Outskirts of Wyberton

Set on a generous plot with excellent access to the A16, this beautifully updated and extended detached residence offers over 2,000 sq. ft. of stylish, high-specification living space. Designed with modern family life in mind, the property combines contemporary elegance with versatile accommodation.

The welcoming entrance hall opens into a breathtaking open-plan dining kitchen, the true heart of the home. Here you'll find quartz work surfaces, premium integrated appliances and a dedicated dining area complete with a bespoke fitted bar, perfect for entertaining. From the kitchen there is a practical utility with a cloakroom off and off the dining kitchen there is a stunning garden room, featuring a vaulted ceiling and expansive picture windows framing idyllic views of the landscaped rear garden. A spacious lounge completes the ground floor.

Upstairs, the impressive master suite boasts fitted wardrobes and a sleek en-suite shower room. Three further double bedrooms and a modern family shower room provide ample space for family and guests alike.

Outside, the property is equally impressive, offering ample off-road parking, a garage, and a beautifully landscaped rear garden. A purpose-built garden gym adds a touch of luxury and flexibility to the outdoor space.

This is a rare opportunity to secure a unique home that perfectly balances space, style and functionality, all within easy reach of local amenities and transport links.





### ACCOMMODATION

Part glazed front entrance door with full height windows to both sides & window above through to the:

### ENTRANCE HALL

Having full height windows to both sides, tiled floor and radiator. Opening to the:

### DINING KITCHEN

8.69m x 5.18m (28'6" x 17'0")

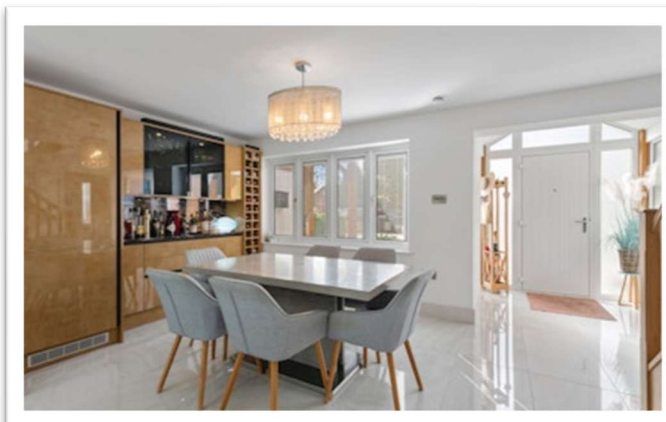
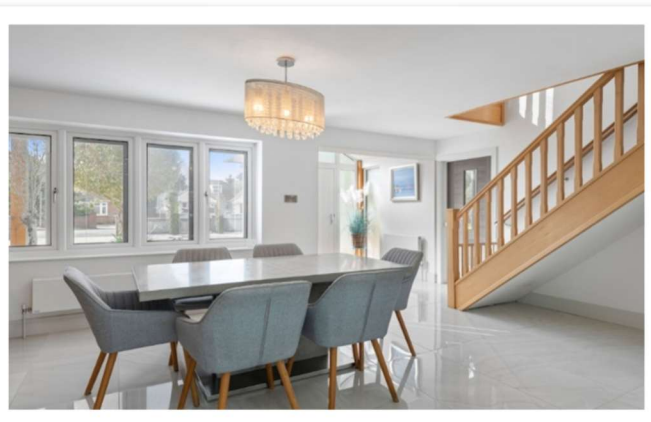
Forming two areas comprising:

### DINING AREA

Having window with internal blinds to front elevation, radiator, tiled floor, staircase rising to first floor and fitted bar area comprising: work surface with cupboards & drawers under, cupboards & glazed display units over, unit housing integrated fridge to one side and wine racks to other side. Opening to the:

### KITCHEN AREA

Having sliding doors to garden, two remote controlled skylights, further skylight, inset ceiling spotlights and tiled floor with part underfloor heating. Fitted with an extensive range of base & wall units with quartz work surfaces comprising: undercounter sink with mixer tap incorporating instant boiling water inset to work surface, cupboards & integrated dishwasher under, cupboards over and tall units to either side. Work surface forming breakfast bar to one end with inset five burner gas hob, range of drawers under, ceiling extractor over. Further range of tall units incorporating: two integrated electric ovens, integrated microwave, warming drawer, integrated fridge & freezer. Opening to the:



### GARDEN ROOM

4.63m x 3.48m (15'2" x 11'5")

Having vaulted ceiling with two remote controlled skylights, further skylight, full height picture windows to side & rear elevations and tiled floor with underfloor heating.

### UTILITY

2.69m x 2.14m (8'10" x 7'0")

Having window to side elevation with fitted remote controlled blind, part glazed door to rear elevation, radiator, tiled floor with underfloor heating, built-in cupboard and walk-in pantry. Work surface with inset stainless steel sink, drainer & mixer tap, cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboard over.

### CLOAKROOM

Having two windows to side elevation, heated towel rail, tiled walls, tiled floor and extractor. Fitted with a suite comprising: wall mounted hand basin with drawer under & illuminated mirror over and WC with concealed cistern.

### LOUNGE

6.41m x 3.64m (21'0" x 11'11")

Having window to front elevation with internal blinds, sliding doors to rear elevation & garden, coved ceiling, radiator, oak flooring and contemporary style Gazco gas fire inset to wall.





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### FIRST FLOOR LANDING

Having window to front elevation with internal blinds, coved ceiling, radiator and access to roof space.

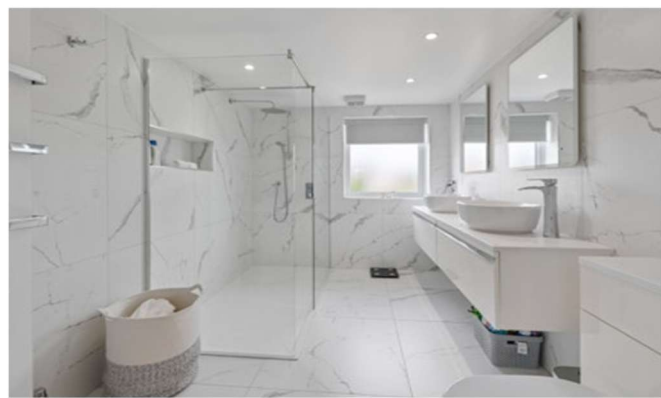
### MASTER BEDROOM SUITE

7.14m x 5.72m (23'5" x 18'10")

Having two windows to front elevation with internal blinds and fitted remote controlled blinds, inset ceiling spotlights, wood flooring, three fitted double wardrobes and fitted dressing table with drawers.

### EN-SUITE

Having window to rear elevation with fitted remote controlled blind, inset ceiling spotlights, radiator, extractor, tiled walls and tiled floor. Fitted with a suite comprising: large walk-in shower enclosure with overhead rainfall & hand held shower fittings, wall mounted vanity unit with two counter basins & mixer taps, drawers under, two illuminated mirrors over and WC with concealed cistern.





#### BEDROOM TWO

3.66m x 3.35m (12'0" x 11'0")

Having window to front elevation with built-in blinds, coved ceiling, radiator and fitted wardrobes & bedside cabinets.

#### BEDROOM THREE

3.67m x 3.04m (12'0" x 10'0")

Having window to rear elevation, coved ceiling, radiator and wood flooring.

#### BEDROOM FOUR

2.82m x 2.53m (9'4" x 8'4")

Having window to rear elevation, coved ceiling, radiator, laminate flooring and built-in wardrobe.

#### SHOWER ROOM

Having window to rear elevation, coved ceiling, heated towel rail, tiled walls and tiled floor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboards & drawers under, WC with concealed cistern, cupboards & pelmet with lighting over.





### EXTERIOR

To the front of the property there is a large resin driveway with block edging providing ample off-road parking. There is also an area of artificial grass.

### GARAGE

Having double oak doors, light & power.

### REAR GARDEN

Being enclosed and landscaped with a paved patio, sharing lawns with raised borders and pergola.

### GYM

5.00m x 4.00m (16'4" x 13'1")

Having sliding entrance doors, window to side, inset ceiling spotlights, air conditioning, wood effect flooring and work surface with integrated fridge under. To the front of the gym there is a covered area with an outside Bose speaker system. To the rear of the gym there is a garden shed.

### THE PLOT

The property occupies a plot of approximately 0.16 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

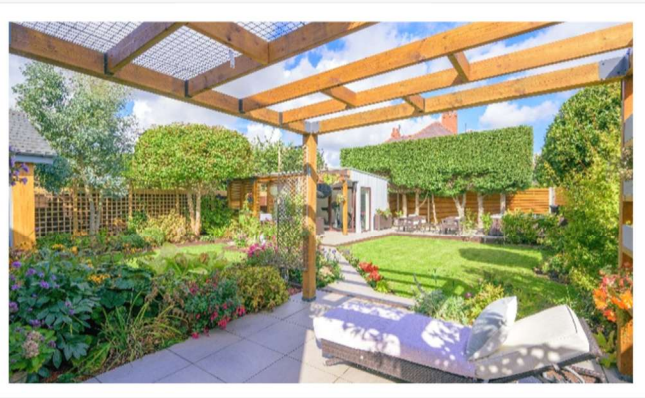
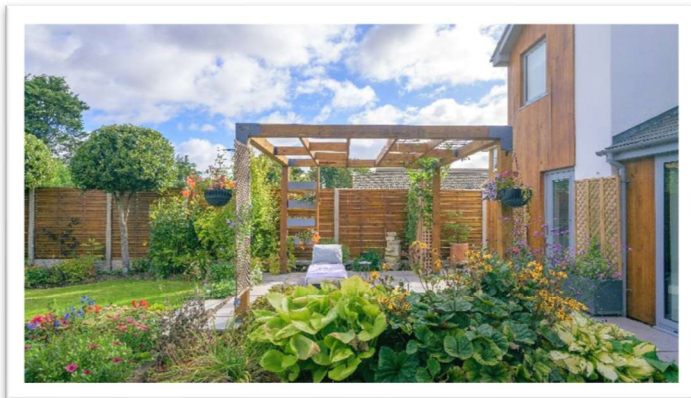
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band C.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.









## Floorplan



Total area: approx. 186.8 sq. metres (2010.5 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

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

### AGENT'S NOTES

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