



89 Tytton Lane East, Wyberton, Boston. PE21 7TD



3



1



3

Freehold

£280,000



Key Features

- Detached house
- Three bedrooms
- Lounge & garden room
- Dining room & kitchen
- Cloakroom, en-suite & bathroom
- Driveway & garage
- South facing rear garden
- Plot approx. 0.23 acre (STS)
- EPC rating D





This substantial detached house presents an excellent opportunity to acquire a well-appointed three bedroom family home in the sought-after area of Wyberton, located to the south of Boston. The property has over 1,500 square feet of accommodation and is thoughtfully designed to cater to a variety of lifestyle requirements.

The practical layout includes a dedicated dining room and a well-proportioned kitchen, ideal for family meals or more formal occasions. The inclusion of both a lounge and a garden room enhances the living space considerably, allowing for comfortable day-to-day living throughout the year. The property benefits from a separate cloakroom, a main bathroom and an en-suite, providing excellent convenience and privacy for all residents.

Occupying a plot of approximately 0.23 acre, subject to survey, this detached house is further complemented by a south-facing rear garden, offering a private and tranquil outdoor environment, perfect for gardening or enjoying the outdoors with family and friends. Additional exterior features include a driveway and a garage, providing ample off-road parking and secure storage. The property benefits from gas central heating and double glazing, promoting warmth and energy efficiency throughout the seasons. Offered with freehold tenure, this home represents a lasting and secure investment for discerning buyers.

ACCOMMODATION

Part glazed door with window to side to the:

ENTRANCE LOBBY

Having window to side elevation and tiled floor.

CLOAKROOM

Having window to front elevation, tiled walls & floor, built-in cupboard, close coupled WC and pedestal hand basin.

DINING ROOM

4.38m x 3.66m (14'5" x 12'0")

Having window to side elevation, coved ceiling, radiator and staircase rising to first floor.



 **NEWTONFALLOWELL**





KITCHEN

3.33m x 3.04m (10'11" x 10'0")

Having window & part glazed door to rear elevation, radiator and understairs storage cupboard with space & plumbing for automatic washing machine. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under, cupboard over. Work surface return with cupboards & drawers under, cupboards & shelving over. Work surface return with inset electric hob, cupboard & drawer under, cupboard over, tall unit to side housing integrated electric double oven with cupboard under, space for microwave & cupboards over. Further tall unit to side.

REAR PORCH

Having window & part glazed door to rear elevation, further windows to both side elevations and tiled floor.

LOUNGE

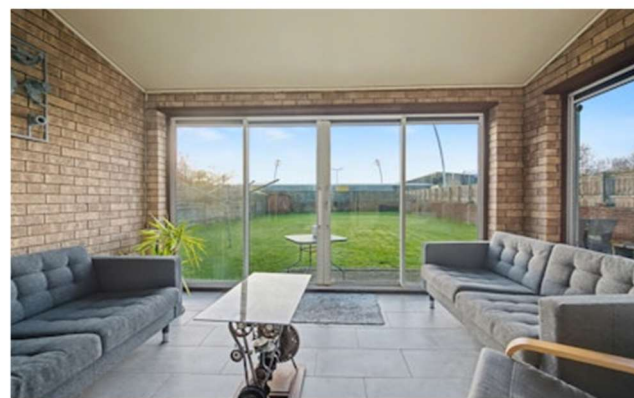
5.64m x 3.94m (18'6" x 12'11")

Having window to front elevation, coved ceiling, two radiators and brick-built fireplace. Sliding doors to the:

GARDEN ROOM

4.15m x 2.72m (13'7" x 8'11")

Having sliding doors to side & rear elevations and tiled floor.



FIRST FLOOR LANDING

Having window to rear elevation, coved ceiling and access to roof space.

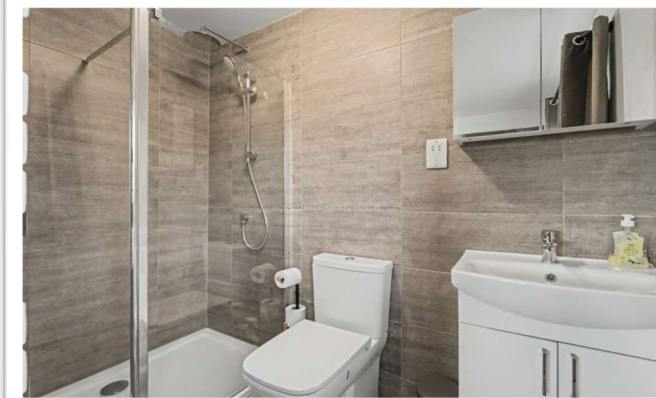
BEDROOM ONE

3.79m x 3.69m (12'5" x 12'1")

(max) Having windows to front & side elevations, radiator and fitted wardrobes & drawers to one wall.

EN-SUITE

Having heated towel rail, tiled walls, shaver point, walk-in shower enclosure with mixer shower fitting, close coupled WC and hand basin in vanity unit.



BEDROOM TWO

3.94m x 2.62m (12'11" x 8'7")

Having windows to front & side elevations and two radiators.

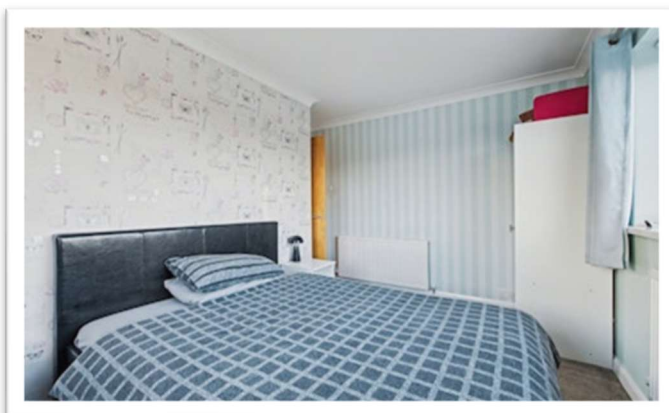
BEDROOM THREE

2.99m x 2.94m (9'10" x 9'7")

Having window to rear elevation, coved ceiling and radiator.

BATHROOM

Having window to rear elevation, radiator, half tiled walls, airing cupboard housing gas fired combination boiler providing for both domestic hot water & heating, panelled bath, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a shaped lawn. An extensive block paved driveway provides ample off-road parking and there is a tarmac area extending to the side.

GARAGE/WORKSHOP

8.84m x 3.98m (29'0" x 13'1")

(max) Having up-and-over door, window to rear, service door, light and power.

REAR GARDEN

A south facing rear garden. Being enclosed and majority laid to lawn with a block paved patio & footpath.

THE PLOT

The property occupies a plot of approximately 0.23 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.

LOCAL AREA

Residents of this address enjoy a desirable position in Wyberton, a well-regarded locality situated to the south of Boston. The area is known for its blend of residential character and convenient access to a range of local amenities, including schools, shops, and recreational facilities. Excellent transport links connect the neighbourhood to the wider region, making it a practical choice for commuters and families alike. The presence of green spaces and a welcoming community atmosphere contribute to an appealing and comfortable lifestyle for residents.

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.



Floorplan



LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £66 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

lifetime legal

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

 **NEWTONFALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk