



131 Saundergate Lane East, Wyberton, Boston, PE21 7AT



Freehold

£350,000



Key Features

- Detached house
- Three bedrooms
- Lounge & dining room
- Kitchen, lobby & cloakroom/utility
- Driveway, garage, workshop & car port
- Formal enclosed rear garden & paddock
- Plot approx. 1.24 acre (STS)
- EPC rating TBC





Occupying an impressive plot of just over one acre (subject to survey) on the edge of town, this attractive detached home enjoys open countryside views and a wonderful sense of space and privacy.

The accommodation is well arranged and includes an entrance porch, dining room, comfortable lounge and kitchen with a rear lobby leading to a combined cloakroom/utility. To the first floor are three bedrooms and a bathroom.

Externally, the property offers excellent versatility with a driveway providing ample off-road parking, a garage, workshop and car port, alongside a formal rear garden and a large grassed paddock, ideal for those seeking outdoor space, hobby farming or equestrian potential.

Additional benefits include gas central heating, double glazing and solar panels, enhancing both comfort and energy efficiency.

ACCOMMODATION

Part glazed door to the:

ENTRANCE PORCH

Having windows to front & side and further part glazed door to the:

DINING ROOM

4.59m x 3.96m (15'1" x 13'0")

Having coved ceiling, radiator, part slate tiled floor and staircase rising to first floor. Sliding doors to the:

REAR PORCH

Having windows to both side elevations, window & sliding doors to rear elevation.

LOUNGE

4.62m x 3.58m (15'2" x 11'8")

Having windows to front & rear elevations, coved ceiling with feature beam, radiator and fireplace with marble back & hearth and wooden surround.

KITCHEN

2.93m x 2.93m (9'7" x 9'7")

Having windows to side & rear elevations and slate tiled floor. Fitted with a range of base & wall units with granite work surfaces & tiled splashbacks comprising: belfast style sink inset to work surface, cupboards under, cupboards over, space for upright fridge/freezer to side. Work surface return with cupboards, drawers & gas fired boiler providing for both domestic hot water & heating under, cupboards over. Further work surface return with inset electric range style cooker, cupboards under, cupboards & extractor over. The kitchen also has plumbing for a dishwasher. Archway to the:





NEWTON FALLOWELL





NEWTONFALLOWELL



LOBBY

3.04m x 2.48m (10'0" x 8'1")

Having window to front elevation, radiator, slate tiled floor and work surface with cupboards under.

CLOAKROOM/UTILITY

Having window to side elevation, radiator, slate tiled floor, space & plumbing for automatic washing machine and tumble dryer, low level WC and pedestal hand basin.

FIRST FLOOR LANDING

Having window to front elevation and radiator.

BEDROOM ONE

3.54m x 3.05m (11'7" x 10'0")

Having window to rear elevation, radiator, access to roof space and built-in wardrobe.

BEDROOM TWO

3.31m x 2.95m (10'11" x 9'8")

Having window to rear elevation, radiator, built-in double wardrobe and airing cupboard housing hot water cylinder with fitted electric immersion heater & shelving.

BEDROOM THREE

3.52m x 2.56m (11'6" x 8'5")

Having window to rear elevation, radiator and built-in wardrobes.

BATHROOM

Having window to front elevation, radiator, majority tiled walls, wood effect flooring, panelled bath, close coupled WC and pedestal hand basin.



EXTERIOR

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

GARAGE

6.42m x 4.7m (21'1" x 15'5")

Having electric roller door, inspection pit, various steel shelving, light and power.

WORKSHOP

10.31m x 2.38m (33'10" x 7'10")

Of timber construction with fibreglass roof and having double doors to front, door to garage, various fitted workbenches, light and power.

DOUBLE CAR PORT

Open fronted with concrete base, outside tap and well within for water.

GARDENS

To the rear of the property there is a formal enclosed garden which is majority laid to lawn with raised beds, greenhouse, shed and chicken coop.

To the front of the property there is gated access to a large enclosed grassed paddock with various trees.

THE PLOT

The property occupies a plot of approximately 1.12 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 and water connected. Drainage is to a septic tank. Heating is via a gas fired boiler serving radiators and the property is double glazed. The property also has solar panels which are owned. The current council tax is band D.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





 **NEWTON
FALLOWELL**

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 £72 (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

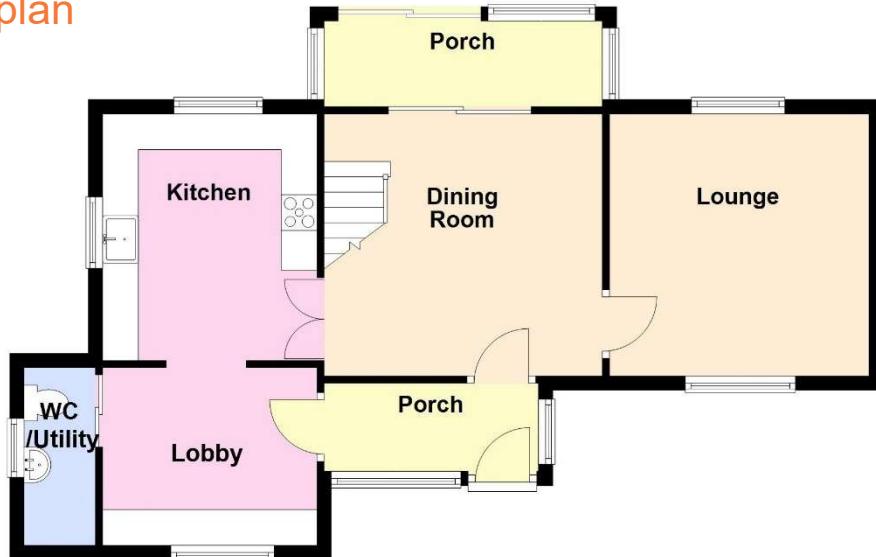
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has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



Floorplan

Ground Floor

Approx. 58.0 sq. metres (624.1 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



Total area: approx. 101.1 sq. metres (1088.7 sq. feet)



 **NEWTONFALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk