



82 Tytton Lane East, Wyberton, Boston, PE21 7HP

Price £239,950

Available with no onward chain!

Immaculately presented 4 bedroom, 2 reception room semi-detached house situated on the outskirts of Boston with access to all amenities.

Property benefits from off road parking for several vehicles.



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Accommodation

The property is well situated with easy access to the likes of Spalding, Peterborough and Lincoln, as well as being within walking distance of essential amenities such as shops, schools and two restaurants. With regular bus routes close by and a fishing lake just a short drive away there really is a lot to do in the local vicinity.

The property has been renovated and improved over the years to include a light and spacious open plan kitchen diner with sliding doors leading to a covered seating area for all occasions. The vendors have added rustic features by way of the two log burners with oak mantles which really make the property welcoming and homely. An added bonus is the ample parking to the front for multiple vehicles.

The accommodation is approached via gravelled driveway and comprises Double Doors opening to the main entrance porch which leads to the hallway.

Hallway

With staircase leading to first floor and understairs storage space. Telephone point and high quality laminate to floor.

Lounge

12'9" x 11'5" (3.9m x 3.5m)

With bay window overlooking the front, feature fireplace housing log burner with oak mantle over and tiled hearth. TV point, carpet to floor.

Kitchen/diner

12'5" x 18'0" x 4'7" x 7'10" (3.8m x 5.5m x 1.4m x 2.4m)

Comprising feature fireplace housing log burner with oak mantle over and tiled hearth. French sliding doors leading out to the patio area. Kitchen with a range of wall and base units with tiled splash back. Composite sink with mixer tap over and half bowl sink and drainer with waste disposal. Wine rack, induction hob with extractor over, integrated electric double oven with grill and built-in dishwasher. Space for fridge freezer, high quality laminate to floor.

Utility

9'10" x 7'10" (3.0m x 2.4m)

Located off the kitchen with units to base level with stainless steel sink with mixer tap over and tiled splashback. Space and plumbing for washing machine and tumble dryer, door leading to rear garden, vinyl to floor.

Downstairs WC: Located off utility comprising WC, vanity wash hand basin and heated towel rail.

Stairs and Landing

Stairs and landing with carpet to floor.

Family bathroom

With modern white walk-in double shower cubicle, vanity wash hand basin with mixer tap over and WC. Mirrored cabinet, heated towel rail, spotlights to ceiling. Laminate to floor.

Bedroom 1

10'9" x 6'6" (3.3m x 2.0m)

Having window to front elevation, built-in wardrobe, carpet to floor.

Bedroom 2

12'5" x 10'9" (3.8m x 3.3m)

Having window to rear elevation, carpet to floor.

Bedroom 3

8'10" x 6'10" (2.7m x 2.1m)

Having window to front elevation, integrated wardrobes, carpet to floor.

Bedroom 4

11'1" x 10'2" (3.4m x 3.1m)

Staircase leading to 2nd floor bedroom.

Bedroom 4: (3.4m x 3.1m). With Velux window, TV point, cupboard built into loft space, carpet to floor.

Additional information

Gas central heating and double glazing throughout.

External

The property is approached via a gravel driveway providing sufficient off road parking for several vehicles. Double gates to side for access to the rear garden.

The low maintenance rear garden comprises artificial lawn with shrubs to border and water feature. Pergola accessed via the dining area with Perspex roof and tiled floor. Additional space to the end of the garden comprising a greenhouse, shed/storeroom, fire pit area and further storage shed with shelving and storage.

Summerhouse: (4.9m x 4.0m). Situated at the bottom of the garden with French doors, power and lighting, internet connection, patio off with decking and pergola.

Garage/Office with water and electric.

Disclaimer 1

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