



**22 Sir Isaac Newton Drive, Wyberton, PE21 7SG**  
**Asking price £210,000**



**VENDOORS**  
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## No Chain – Freehold Investment Opportunity

A well-presented three-bedroom end of terrace home located on the highly sought-after Sir Isaac Newton Drive, in the historic market town of Boston. This spacious property offers a fantastic investment opportunity, with tenants having recently moved in, ensuring immediate rental income.

The ground floor comprises a welcoming entrance hallway, a convenient cloakroom, a bright and spacious living room, and an open-plan kitchen diner that flows into a sunroom, offering additional living space. The sunroom leads out to the enclosed rear garden, primarily laid to lawn with a patio area, perfect for outdoor seating and entertaining.

Upstairs, the first-floor landing leads to a generous master bedroom with an en-suite, along with two additional bedrooms and a modern family bathroom.

The garage has been converted to provide versatile space that could serve as a home office, gym, or additional living area, complete with a shower room for added convenience.

This property also boasts an enclosed rear garden, offering both privacy and a great outdoor area for family enjoyment.

### Key Features:

- Freehold and No Chain
- End of terrace home in a prime residential location
- Three bedrooms with master en-suite
- Open-plan kitchen diner with sunroom
- Converted garage with shower room, ideal for various uses
- Enclosed rear garden with patio area, perfect for entertaining
- Excellent investment with tenants in place

Located in a popular residential area, close to local amenities and schools, this property is an excellent opportunity for investors to add to their portfolio.



### Entrance Hallway

As you enter the property, you are greeted with a warm and open space, doors leading to WC, lounge and dining room

### Living Room

10'6" x 14'9" (3.21 x 4.51)  
Double glazed bay window to front, coving to textured ceiling, radiator. The room is bright and airy, with carpet under foot

### WC

2'8" x 5'11" (0.83 x 1.81)  
Double glazed window, textured ceiling, laminate flooring, radiator. Fitted close coupled toilet and wall mounted wash hand basin with chrome taps and tiled splashback.

### Dining Room

11'8" x 7'9" (3.57 x 2.38)  
Double glazed French doors leading to sunroom, large storage cupboard. Vinyl flooring underfoot.

### Kitchen

8'7" x 6'9" (2.62 x 2.06)  
Fully fitted kitchen, range of base and wall units. . Rolled edge worktop with tiled splashback, four ring gas hob with integrated oven and grill, extractor hood over. Stainless Steel sink and drainer with chrome mixer tap over. Space for washing machine, slimline dishwasher and fridge freezer. Vinyl flooring.

### Sunroom

8'9" x 11'8" (2.68 x 3.56)  
Double glazed and half brick wall conservatory, patio doors to garden. Gorgeous room overlooking the garden and perfect for entertaining.

### Master Bedroom

8'7" x 8'5" (2.64 x 2.57)  
Double glazed windows, carpet underfoot. Built in double wardrobes. Door to en-suite

### En-suite

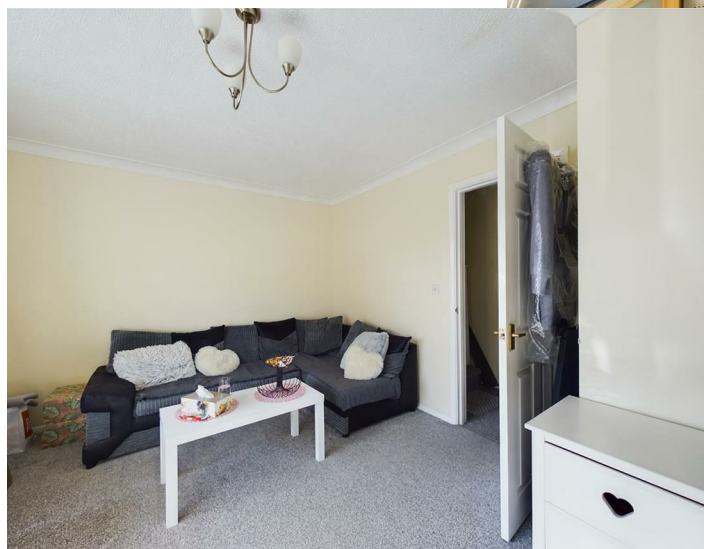
7'1" x 4'7" (2.17 x 1.41)  
Double glazed window to side, offering plenty of natural light, textured ceiling, radiator, extractor fan. Fitted with a three piece suite comprising tiled shower cubicle with mains shower and folding door, close coupled toilet and pedestal wash hand basin with tiled splashback and chrome taps over, vinyl flooring.

### Bedroom 2

8'11" x 8'0" (2.74 x 2.46)  
Double glazed window, window overlooks the rear garden.

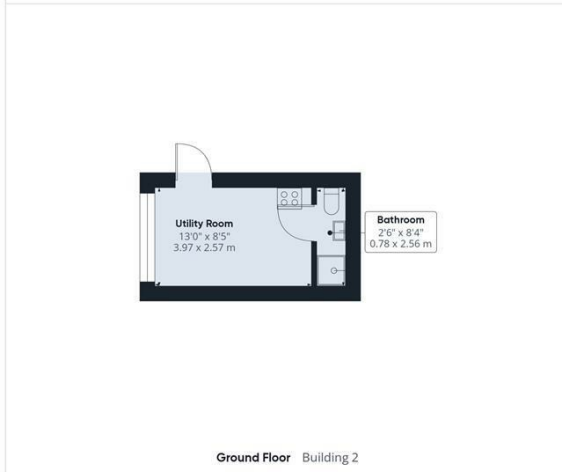
### Bedroom 3

8'11" x 6'7" (2.73 x 2.03)  
Double glazed window, window overlooks the rear garden.









Approximate total area<sup>(1)</sup>  
 978.22 ft<sup>2</sup>  
 90.88 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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