



5 Stephenson Close, Wyberton

Wyberton, Boston

Occupying a corner plot in a popular residential location on the outskirts of town, this well-presented semi-detached home is an excellent choice for first-time buyers, downsizers or investors alike. The accommodation comprises a comfortable lounge and a dining kitchen to the ground floor, with two bedrooms and a bathroom to the first floor. Outside, the property enjoys an enclosed garden, perfect for relaxing or entertaining, together with off-road parking to the rear. Further benefits include gas central heating and double glazing throughout.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE

13' 0" x 12' 10" (3.97m x 3.90m)

Having windows to front & side elevations, coved ceiling, radiator, understairs storage cupboard and staircase rising to first floor.



DINING KITCHEN

13' 0" x 7' 10" (3.95m x 2.39m)

Having window & part glazed door to side elevation, coved ceiling, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboard, drawers, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven & cupboards under, cupboards & stainless steel extractor over. Tall unit with space for upright fridge/freezer to side.



NEWTON FALLOWELL



FIRST FLOOR LANDING

BEDROOM ONE

9' 9" x 9' 7" (2.98m x 2.92m)

Having window to front elevation, radiator and built-in cupboard.

BEDROOM TWO

11' 1" x 6' 8" (3.39m x 2.03m)

Having window to side elevation, radiator and access to roof space.

BATHROOM

Having window to side elevation, radiator, wood effect flooring, tiled splashbacks, extractor, shaver point and built-in airing cupboard with shelving and housing the gas fired combination boiler providing for both domestic hot water & heating. Fitted with a suite comprising: panelled bath with shower attachment over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a small gravelled & lawned garden with a paved footpath leading to the front entrance door. To the rear there is a driveway providing off-road parking. Gated access to the:

GARDEN

Being enclosed and having a paved patio, lawned garden and garden shed.

SERVICES

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

LIFETIME LEGAL

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NEWTON FALLOWELL

Ground Floor

Approx. 26.5 sq. metres (285.6 sq. feet)



First Floor

Approx. 25.4 sq. metres (272.9 sq. feet)



Total area: approx. 51.9 sq. metres (558.5 sq. feet)

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