



# 74 Saundergate Lane East

Wyberton, Boston

A beautifully updated detached bungalow set on a generous plot within a pleasant village location, enjoying open views to both the front and rear.

The property has been tastefully modernised throughout, creating a bright and welcoming home ready to move straight into. The well-presented accommodation comprises an entrance hall, a stylish fitted dining kitchen with integrated appliances, a comfortable lounge, two spacious double bedrooms and a contemporary bathroom finished to a high standard.

Outside, the property offers ample off-road parking to the front, providing space for several vehicles. To the rear is an enclosed lawned garden, offering a private and peaceful outdoor space ideal for relaxing or entertaining.

Further benefits include gas central heating and double glazing, making this an attractive and efficient home in a desirable village setting.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





## ACCOMMODATION

Part glazed side entrance door through to the:

## ENTRANCE HALL

Having inset ceiling spotlights, radiator, wood effect flooring and built-in cupboard. Opening to the:

## DINING KITCHEN

14' 9" x 11' 0" (4.50m x 3.35m)

Having window to side elevation, window & french doors to rear elevation, inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under, cupboards & concealed extractor over, tall unit to side housing integrated fridge & freezer. Opening to the:





## LOUNGE

11' 10" x 11' 0" (3.61m x 3.35m)

Having sliding patio doors to rear elevation & garden, radiator, continuation of wood effect flooring and fireplace recess with inset wood burner effect electric fire.





### **BEDROOM ONE**

11' 0" x 10' 10" (3.35m x 3.30m)

Having window to front elevation and radiator.

### **BEDROOM TWO**

11' 0" x 11' 0" (3.35m x 3.35m)

Having window to front elevation and radiator.

### **BATHROOM**

Having window to side elevation, inset ceiling spotlights, wood effect flooring, tiled splashbacks, chrome heated towel rail, panelled bath with mixer shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.



## EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking. Gated access to the:

## REAR GARDEN

Being enclosed and laid to lawn with borders. Having a paved patio area, garden shed and gravelled area to the far rear.

## THE PLOT

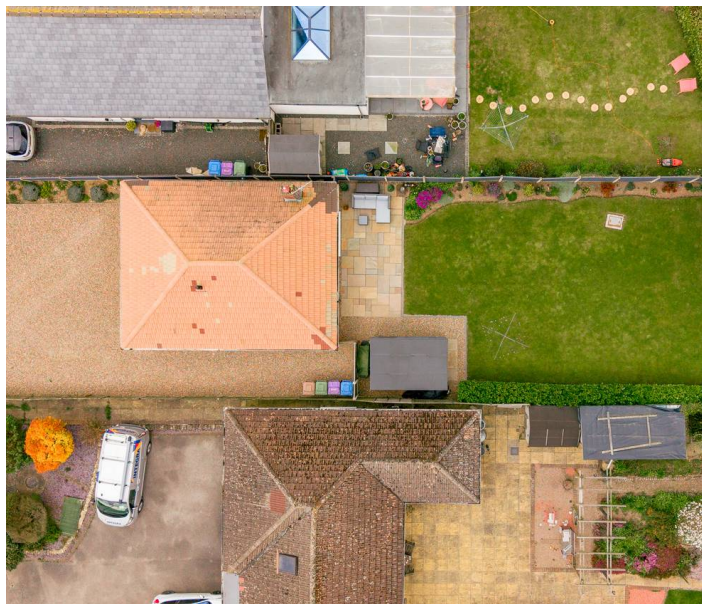
The property occupies a plot of approximately 0.13 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## SERVICES

The property has mains gas, electricity, 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 B.



**NEWTON FALLOWELL**

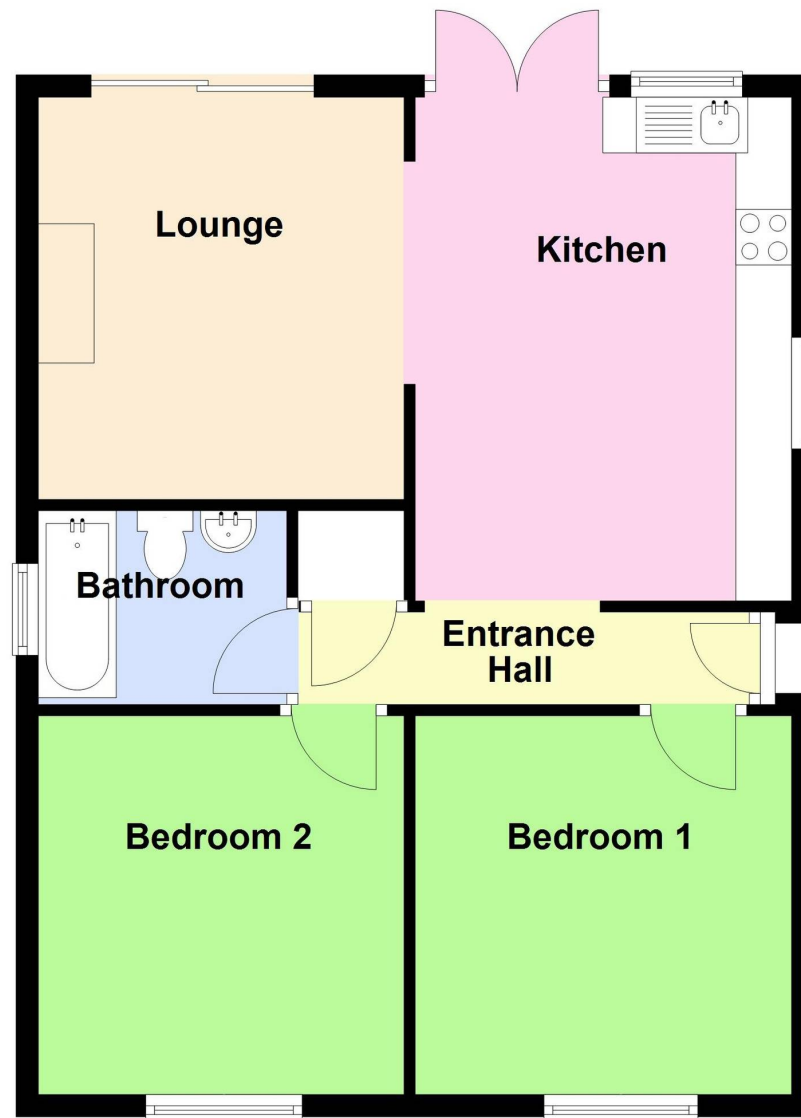


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## AGENT'S NOTES

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Total area: approx. 60.1 sq. metres (646.5 sq. feet)

## Newton Fallowell Estate Agents

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