



18a Granville Avenue

Wyberton, Boston

A detached house at the bottom of a cul-de-sac in a popular village location on the outskirts of town. Having accommodation comprising: entrance hall, lounge, shower room, utility and dining kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has off-road parking to the front and a good size enclosed lawned garden to the rear. The property benefits from gas central heating and double glazing. NO CHAIN

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having window to rear elevation, radiator, wood effect flooring and staircase rising to first floor.

SITTING ROOM

11' 6" x 9' 1" (3.50m x 2.76m)

Having window to side elevation and radiator.

UTILITY

7' 7" x 4' 2" (2.30m x 1.26m)

Having window to rear elevation, part glazed door to side elevation, wood effect flooring extractor and work surface with space & plumbing for automatic washing machine & tumble dryer under.

SHOWER ROOM

6' 10" x 3' 7" (2.08m x 1.09m)

(max) Having chrome heated towel rail, wood effect flooring, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.





DINING KITCHEN

18' 4" x 12' 10" (5.60m x 3.90m)

Having windows to side & rear elevations, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers & space for dishwasher under. Work surface return with inset electric hob, integrated electric oven, cupboards & space for fridge under, cupboards & stainless steel cooker hood over.



FIRST FLOOR LANDING

Having radiator.

BEDROOM ONE

13' 9" x 9' 1" (4.20m x 2.77m)

(max) Having window to front elevation, radiator and built-in wardrobe.

BEDROOM TWO

10' 6" x 7' 9" (3.20m x 2.37m)

(max) Having window to front elevation and radiator.

BEDROOM THREE

8' 6" x 6' 11" (2.59m x 2.10m)

Having window to rear elevation and radiator.

BATHROOM

8' 6" x 8' 5" (2.60m x 2.56m)

(max) Having window to rear elevation, heated towel rail, wood effect flooring, extractor, shaped panelled bath with shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under.



NEWTON FALLOWELL



EXTERIOR

To the front of the property there is a gravelled area which extends down the side of the property and provides off-road parking. To the front of the property there is also a store with double entrance doors.

Gated access to the:

REAR GARDEN

Being enclosed and majority laid to lawn with a paved patio & gravelled area.

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.

LIFETIME LEGAL

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Ground Floor

Approx. 59.8 sq. metres (643.7 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.1 sq. feet)



Total area: approx. 96.0 sq. metres (1032.8 sq. feet)

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