



Situated on a country lane on the outskirts of the town, this lovely three bedroom property enjoys far-reaching views over neighbouring fields to two aspects and a large rear garden in the region of a third of an acre.

The accommodation itself includes a lovely modern bathroom, lounge with wood-burning stove and a country cottage style dining kitchen leading to a sunroom, plus three good size bedrooms to the first floor. Outside there is gravel parking for several vehicles with a lawned garden and further lawn to the side - which could potentially also be used as needed. For buyers working to a restrictive timeframe the property also has the benefit of being offered with no onward chain.

The village of Wyberton lies just south-west of Boston, off the A16, so conveniently positioned for travelling to Spalding/Peterborough or toward Kings Lynn and the north-Norfolk coast. Frampton Marsh Nature Reserve in the neighbouring village is also only a short drive away.

- EPC – E Council Tax Band – A





Entrance – Via canopy porch with uPVC front door into the: **Entrance Hall** - With staircase to the first floor and doors arranged off to:

Lounge 15' x 12' (4.57m x 3.67m) - Having a uPVC window overlooking the front, wood-burning stove with sleeper-style mantle and tiled hearth, three wall-lights, radiator, recently replaced carpet and understairs storage cupboard.

Dining Kitchen 18'4 x 8'11 (5.60m x 2.72m) - The kitchen includes a generous range of cupboard and drawers, with wooden work-surface over and an inset double-bowl sink with mixer tap. Integral wine rack, four ring hob with splashback, extractor canopy and oven below. Spaces for washing machine and dishwasher, uPVC window overlooking the garden and a uPVC door to the Sun room.

Sun Room/ Garden Room 14'10 x 6'9 (4.52m x 2.05m) - The sunroom enjoys considerable privacy and has uPVC sliding doors leading out to the garden.

Bathroom - The bathroom comprises a lovely white suite of panel bath with Mira shower and shower screen, a vanity suite with sink, concealed-flush WC and cupboards below. Heated towel rail, extractor fan and wall tiling.

First Floor Landing – doors are arranged off the landing to:

Bedroom One 15'2 x 10'3 (4.63m x 3.13m)

A generous double bedroom, bedroom one has radiator, over stairs cupboard and enjoys far-reaching open views over neighbouring fields.

Bedroom Two 10'11 x 9'7 (3.32m x 2.92m)

Also a double bedroom having uPVC window to the rear overlooking the garden. Built-in cupboard with shelving. Radiator.

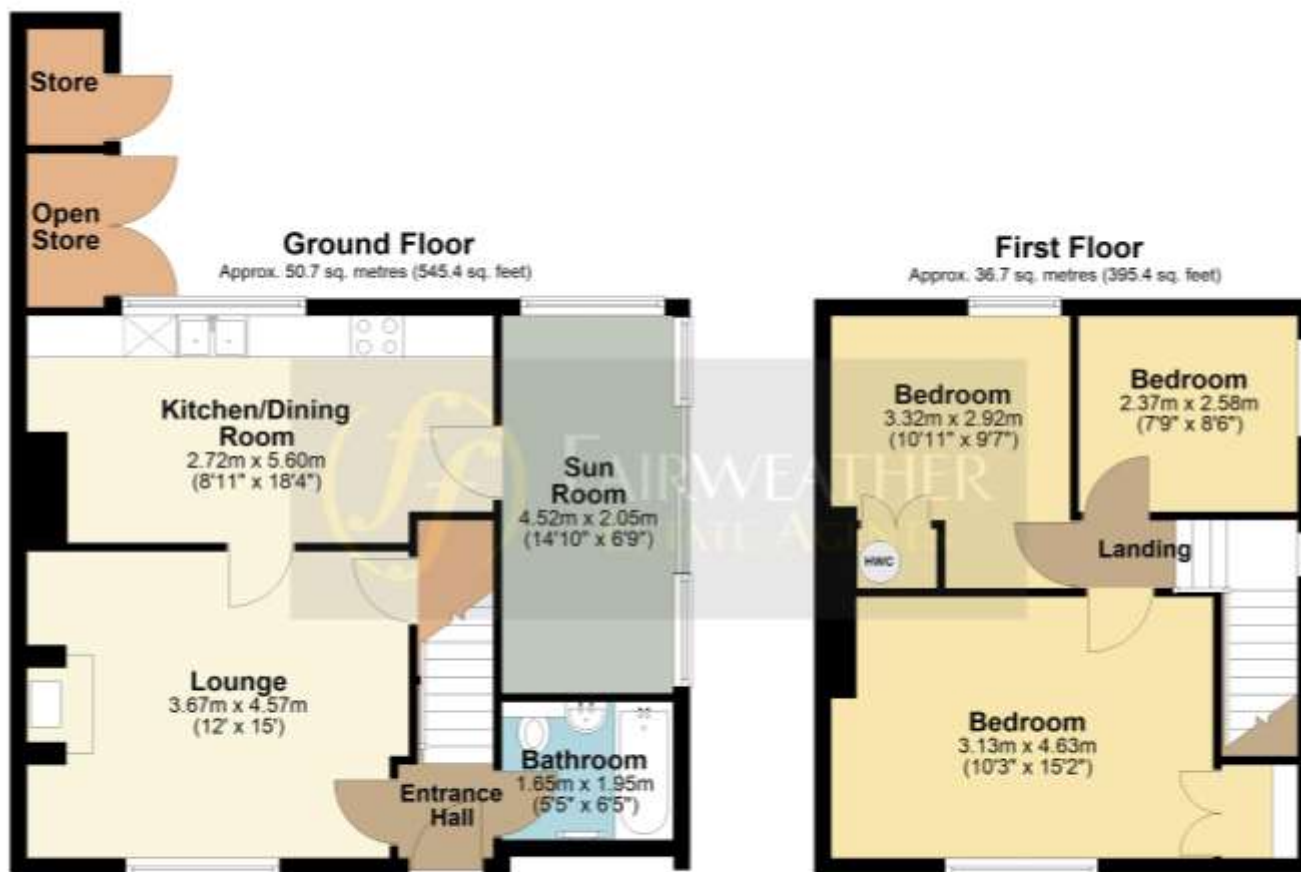
Bedroom Three 8'6 x 7'9 (2.58m x 2.37m)

With uPVC window to the side and radiator.

Outside - The property is approached over a gravel driveway with a lawned garden and a further grass space to the right hand side. The rear garden can be accessed through a hand gate from the driveway or via the sun room, which leads to an initial patio area with summerhouse, with further storage to the immediate rear of the property by way of two attached brick built stores. This area leads to the main garden which as mentioned will be a highlight for many viewers particularly with children or pets – a superb vast lawn interspersed with trees and bordered to sides by neighbouring fields.







Total area: approx. 87.4 sq. metres (940.8 sq. feet)

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Plan produced using PlanUp.

NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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