



 **NEWTON**
FALLOWELL

7 Webster Walk, Wyberton – PE21 7NP
£145,000

7 Webster Walk

Wyberton, Boston

A modern end-terrace home, built in 2018 and enjoying an attractive position within a popular residential development. Perfect for first-time buyers, the well-presented accommodation comprises a fitted kitchen, cloakroom and spacious lounge/diner to the ground floor. Two bedrooms and a contemporary bathroom to the first floor. Outside, there is a small front garden, an enclosed rear garden and off-road parking. Further benefits include gas central heating, double glazing, convenient access to local amenities and excellent road links to Boston and Spalding.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





ACCOMMODATION

Steps up to a part glazed front entrance door with canopy over through to the:

KITCHEN

15' 0" x 8' 7" (4.57m x 2.62m)

(max) Having window to front elevation and radiator. Fitted with a range of base & wall units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawers under. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & stainless steel extractor over, space for upright fridge/freezer to side. Further work surface with space & plumbing for automatic washing machine & tumble dryer under and further work surface forming breakfast bar.

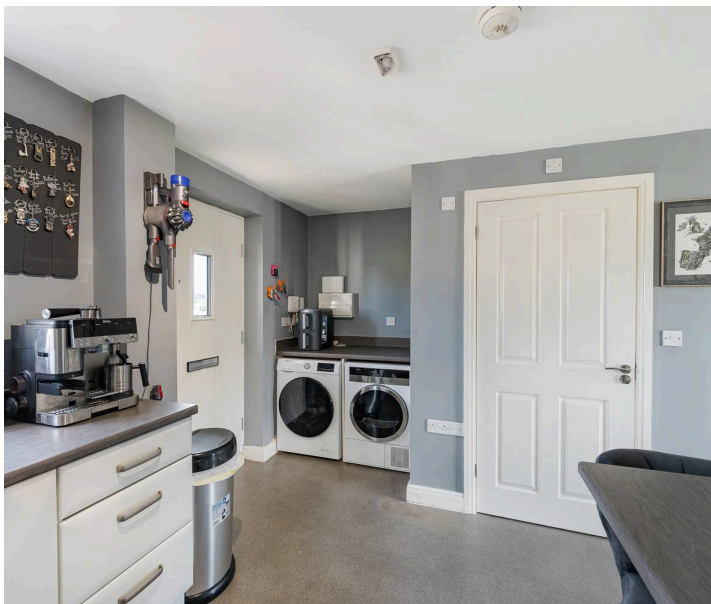
CLOAKROOM

Having radiator, close coupled WC and wall mounted hand basin with tiled splashback.

LOUNGE

15' 0" x 13' 0" (4.57m x 3.96m)

Having french doors with side screens to rear elevation & garden, radiator and staircase rising to first floor.





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FIRST FLOOR LANDING

Having access to roof space and airing cupboard housing gas fired boiler providing for both domestic hot water & heating.

BEDROOM ONE

12' 5" x 10' 5" (3.78m x 3.18m)

Having two windows to rear elevation, radiator and built-in wardrobe.

BEDROOM TWO

11' 2" x 8' 3" (3.40m x 2.51m)

Having window to front elevation and radiator.

BATHROOM

Having window to front elevation, radiator, tiled splashbacks, shaver point, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is a small bark chip garden enclosed by wrought iron railings with steps up the the front entrance door.

REAR GARDEN

Being enclosed with a side entrance gate. Laid to lawn with a paved patio. To the rear of the property there is also allocated off-road parking.

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 A. We are advised that there is a management charge of £15.98 per month for upkeep on the estate.

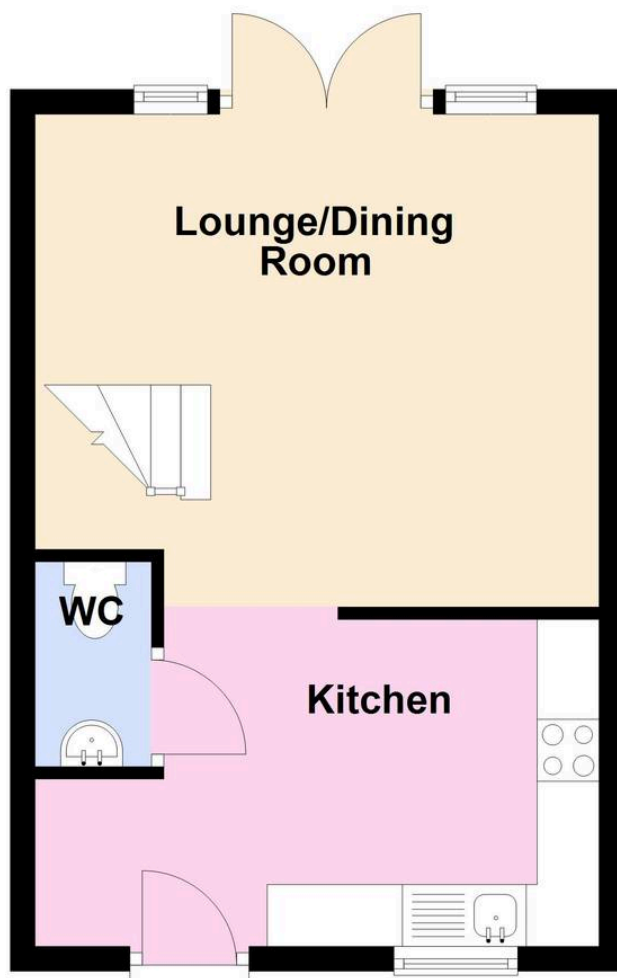
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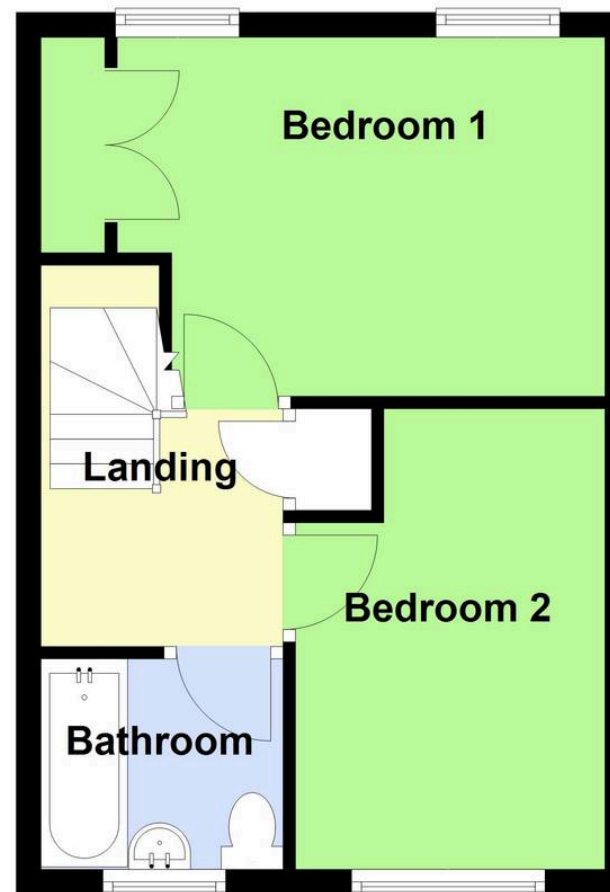
Ground Floor

Approx. 30.6 sq. metres (329.6 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.6 sq. feet)



Total area: approx. 61.2 sq. metres (659.1 sq. feet)

Newton Fallowell Estate Agents

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