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7 Saundergate Park, Wyberton, Boston PE21 7BU

Price £169,950

Situated in a pleasant cul-de-sac just off Saundergate Lane in Wyberton, this established two-bedroom semi-detached home has undergone an extensive programme of improvements within recent years, and is now a modern, well-presented property in an attractive and popular location. The space to the side and rear, provides the opportunity to extend, subject to the appropriate consent, as some of the neighbours have already done.

The renovations have included replacement uPVC windows and French doors, fascias, a modern fitted kitchen, new radiators, flooring and tasteful, neutral decoration throughout. Externally, the property benefits from a generous private gravel driveway, together with an attractive rear garden featuring a recently laid patio, offering a fully secure garden area for pets and children, along with ample space for outdoor dining and garden furniture.

Beautifully maintained both inside and out, the property is conveniently positioned for a wide range of amenities in both nearby Kirton village and the market town of Boston, making it an appealing choice for first-time buyers, downsizers or those seeking a well-presented home where the major improvements have already been undertaken.

EPC -C

Council Tax Band – B

Heating – Mains Gas

Drainage - Mains











2











Entrance Hall The front door opens into the entrance hall, with stairs to the first floor, wood grain vinyl flooring and a door through to the lounge-diner.

Lounge/Dining Room 21′10″ × 11′5″ (6.65m × 3.49m) A double-aspect reception room with wood-effect flooring throughout, a double-glazed window to the front and space for a dining table beside the French doors to the rear. The doors open directly onto the rear patio, and a doorway from the dining area leads into the kitchen.

Kitchen 10′0″ × 5′10″ (3.04m × 1.79m) Fitted with cream Shaker-style wall and base units, wood-effect worktops and ‘Metro-style’ tiled splashbacks. A sink and drainer sit beneath the double-glazed window overlooking the rear garden. There is space for a freestanding fridge-freezer and a cooker beneath the extractor hood, plus washing machine under the worktop. The kitchen also houses the wall-mounted boiler.

First Floor Landing A double-glazed window to the side brings natural light onto the landing, which leads to both bedrooms and the bathroom.

Bedroom One 11'7" × 11'5" (3.52m × 3.49m) A generous double bedroom with a double-glazed window to the front and a built-in cupboard over the stairs.

Bedroom Two 9'11" × 7'3" (3.02m × 2.22m) Overlooking the rear garden through a double-glazed window, with a built-in cupboard.

Bathroom - The refitted bathroom comprises a panel bath with overhead shower, wash basin and WC, a double-glazed window to the rear, radiator and tiling where appropriate.

Outside The private gravel driveway provides off-road parking for two vehicles, and there is an external storage cupboard beside the front entrance. At the rear, the paved patio extends from the French doors to a generous lawned garden bordered by quality fencing, established hedging and shrubs. The garden also benefits from a useful shed with the added convenience of an electrical supply.















Total area: approx. 63.4 sq. metres (682.4 sq. feet)

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FAIRWEATHER ESTATE AGENTS
22 Dolphin Lane, Boston
Lincolnshire PE21 6EU
T| 01205 336122
E| sales@fairweather-estateagents.co.uk

