

Luxurious Family House with Detached Residential Annexe and Commercial Yard in Half an Acre

119 Wyberton West Road | Boston | Lincolnshire | PE21 7JU



Unique Opportunity to Buy a Mixed Use Site Currently Arranged as a 3 Bedroomed Family Home, Gardens and Detached Annexe with a Builder's Yard and 140sqm, 1,510sqft of Workshops
Fully Modernised House with 3 Reception Rooms, Open Plan Kitchen/Dining Room, 3 Bedrooms and Additional Living Accommodation and Bedroom in Annexe

For Sale Freehold with Vacant Possession
£495,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The bustling Borough of Boston has a population of approximately 73,000 residents, twice weekly market, large hospital, active port, well regarded schools and sporting facilities, and is located on the South Lincolnshire Fens approximately 115 miles to the north of London.

The town has a mainline railway connection to the main East Coast railway line at Grantham and is connected to the road network by the A16, A17 and A52 trunk roads.

Peterborough is 35 miles to the south-west, Lincoln 35 miles to the north-west and Nottingham 50 miles to the west.

The property is located in Wyberton, a suburb of the town to the south-west to the north of the A16 trunk road.

The property is located in a desirable residential area, a 2 minute drive from Tesco, B&Q and Lidl Supermarkets and other National Retailers at Chain Bridge Road.

Accommodation...

Entrance Hall

With porch, featuring a return staircase.

Living Room.....4.2m x 3.3m
Having laminate floor (excluding bay).

Study.....2.8m x 2.9m
Having laminate floor, cupboards.

WC/Utility.....2.2m x 1.7m
Having space for domestic appliances, 2 door cupboard under.

Hall

Having fitted cupboards.

WC

Low level WC.

Office.....4.4m x 3.3m

Kitchen Dining.....6.4m x 3.7m and 3.2m x 2.6m
Having a modern range of fitted kitchen units including a recessed Belfast sink, 6 high level cupboards over complementing worksurfaces, 4 door base units, 4 drawers, 3 pan drawers, space for a range cooker and fridge.

Pantry

Having 11 fitted cupboards with 3 drawers.

Conservatory.....4.5m x 3.2m
Overlooking the private rear gardens.

First Floor

Spacious landing having walk-in airing cupboard and storage.

Bedroom No. 1.....4.2m x 3.3m

Bedroom No. 2.....3.1m x 3m

Bedroom No. 3.....4.2m x 3.3m

En suite Bathroom

Being fully tiled and having full height shower, WC and sink.

Family Bathroom

Having glass shower, pedestal hand basin, 2 door cupboard under, fitted cupboards, wall mirror, WC.

Outside...

Access to the property from the road leads to a front and side parking area for the house, the driveway extending into the rear Builder's Yard where there are storage areas, workshops and a 1 bedroomed modern residential Annexe.

Garden

A private walled rear garden comprises lawn area, a summer house, an extensive split-level patio and barbeque area and store.

Yard

The yard is divided into hard surfaced and drained concrete areas with areas for aggregate storage.

Open store.....18.6m x 4.1m

Open Store No. 2.....3.5m x 15m

Stables/Workshop.....11.4m x 4m

Annexe

Being finished to a modern standard with under floor heating and laminate flooring.

Open Plan Kitchen/Living Room.....4.7m x 4.2m
Having modern kitchen with oven, complementing worksurfaces, stainless steel sink and inset gas hob.

Bedroom.....3.6m x 2.7m
Having inset 4 door cupboard and carpet.

Utility Room.....2.6m x 1.4m
Having cupboards and space for domestic appliances.

Shower Room.....2.6m x 1.6m
Being fully tiled with pedestal wash basin, WC and walk-in shower.

Services...

It is understood that all mains services are connected to the property.

Tenure...

The property is being sold freehold with vacant possession.

Outgoings...

The property is rated for Council Tax at Band C and has a commercial Rateable Value of £1,700 from 1st April 2026.

EPC...

The property has an Energy Performance Asset Rating C69. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.

sales@poyntons.com | poyntons.com



poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com





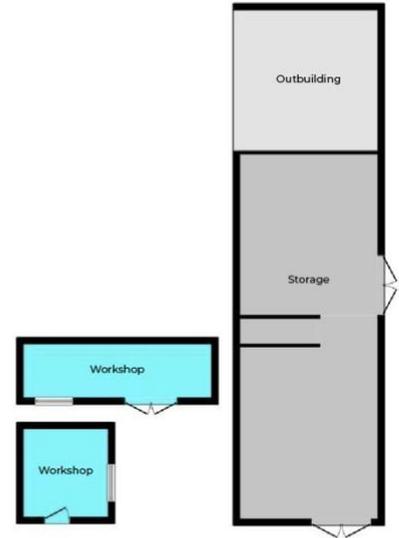
Ground Floor



First Floor



Annex



Outbuildings



poyntons consultancy

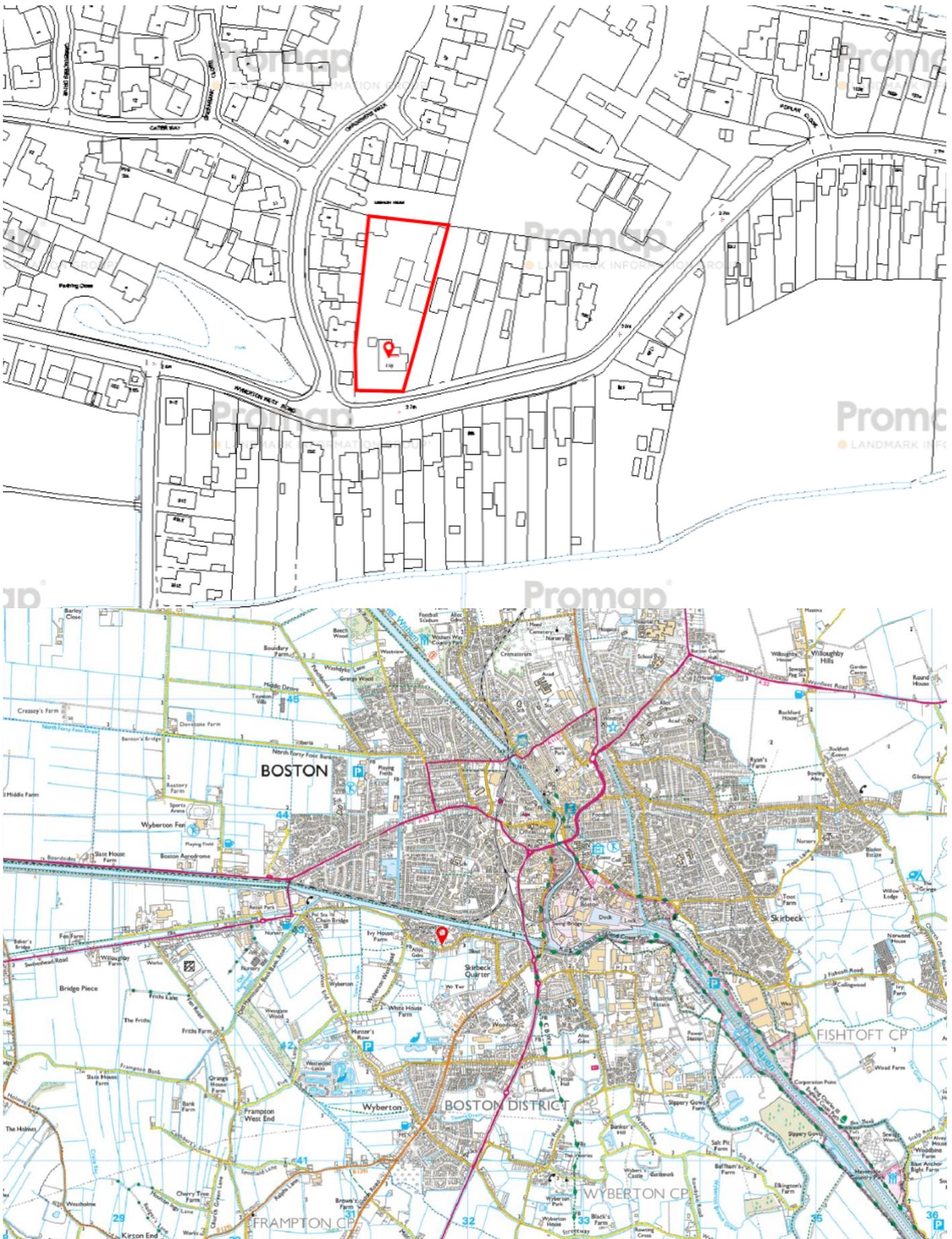
PROPERTY MARKETING SPECIALISTS

01205 361694

www.poyntons.com

sales@poyntons.com





Misrepresentation Act: The particulars in this brochure have been produced in good faith, and are set out as a general guide and do not constitute whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy
 PROPERTY MARKETING SPECIALISTS

01205 361694
 www.poyntons.com
 sales@poyntons.com

