



Wyberton West Road, Boston PE21 7JU

welcome to

Wyberton West Road, Boston

A versatile detached home offering modern living space with the added benefit of a rear commercial lot, perfect for business use, storage, or development potential .





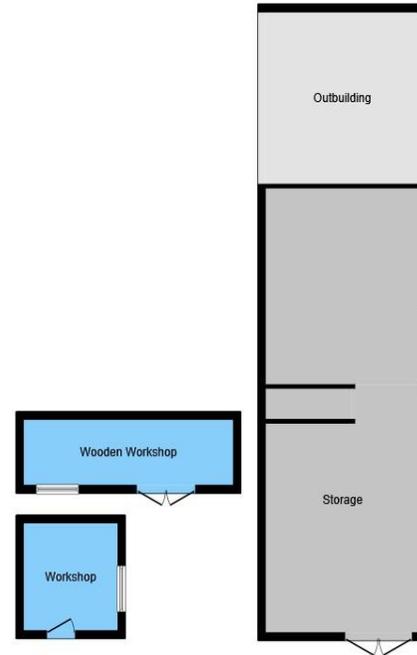
Ground Floor



First Floor



Annex



Outbuilding

Entrance Hall

Lounge

10' 9" and bay x 13' 8" (3.28m and bay x 4.17m)

Dining Room/snug

9' 6" x 20' 9" (2.90m x 6.32m)

Office

Kitchen

9' 4" x 9' 5" (2.84m x 2.87m)

Utility Room

Conservatory

Bedroom 1

12' 9" x 10' 9" (3.89m x 3.28m)

Ensuite

Bedroom 2

13' 8" x 10' 9" (4.17m x 3.28m)

Bedroom 3

10' 3" x 9' 9" (3.12m x 2.97m)

Bathroom

Annex

Shower Room

Kitchen/Lounge

13' 4" x 15' 6" (4.06m x 4.72m)

Bedroom 1

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Wyberton West Road, Boston

- SPACIOUS FOUR BEDROOM HOUSE
- LARGE COMMERCIAL PLOT TO THE REAR WITH OUTBUILDINGS
- CLOSE PROXIMITY TO LOCAL AMENITIES
- GATED DRIVEWAY WITH AMPLE PARKING
- SUBSTANTIAL PLOT

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£550,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWB116169



Property Ref:
BWB116169 - 0011

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01205 351010



Boston@williamhbrown.co.uk



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



williamhbrown.co.uk