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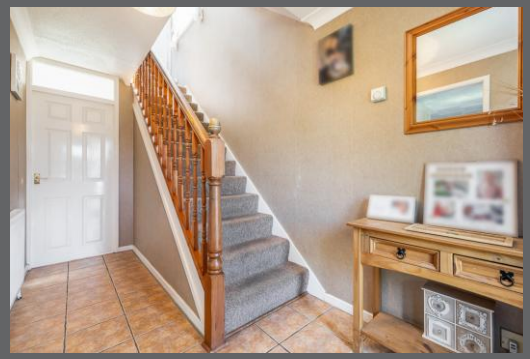
15B Deldale Road, Wyberton, PE21 7BG Asking Price £230,000

Situated within one of the area's most sought-after residential locations and occupying a generous corner plot, this detached family home enjoys gardens to three sides, ample parking and a garage. It's also conveniently positioned for two well-regarded primary schools and offers easy access toward Kirton or the Spalding/Kings Lynn direction (via the A16).

The property itself has clearly been well cared for and offers family-sized accommodation throughout. The ground floor centres around a spacious lounge diner extending in excess of 22ft in length, providing plenty of room for both sitting and dining furniture. Patio doors open through to the conservatory, which in turn enjoys views over and access onto the rear garden, creating a lovely connection between the living space and outside areas.

The kitchen is fitted with a comprehensive range of storage units together with integrated cooking appliances and offers direct access to the side of the property. To the first floor are three bedrooms, two of which are generous doubles, together with a modern family bathroom fitted with a contemporary white suite and mains-fed shower.



Outside, the property enjoys one of its strongest features. The gardens extend to the front, side and rear and have been attractively landscaped over the years with shaped lawns, mature shrub borders and established planting throughout. The corner plot provides a feeling of space rarely found on more modern developments and there are several areas ideal for sitting out and enjoying the garden during the warmer months. To the front, a substantial driveway provides ample off-road parking and leads to the single garage. The combination of the generous plot, well-maintained accommodation and highly convenient location will undoubtedly make this an appealing home for a wide range of buyers.

- Immaculately Presented Three Bedroom Family Home
- Open Plan Lounge/Diner Plus Conservatory
- Corner Plot With Established Surrounding Gardens
- Generous Driveway and Garage
- Gas-Fired Central Heating & uPVC Double Glazing
- Tenure: Freehold. Council Tax 'C'. EPC 'D 67'

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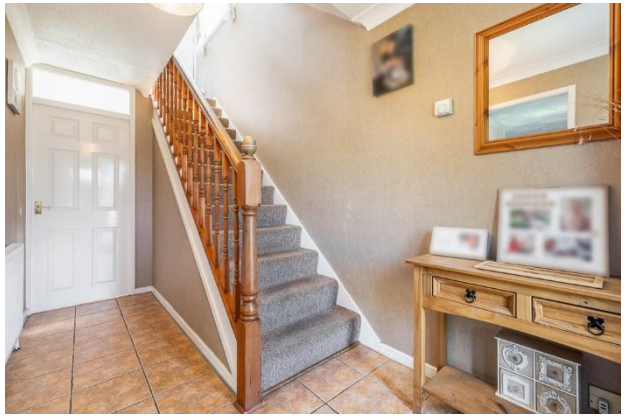


Entrance – Via a canopy porch and an partially obscure-glazed front door with matching side panel, leading into the **Entrance Hall**, with staircase to the first-floor accommodation, radiator and tiled flooring. Useful under-stairs space and access to the principal ground floor rooms.

Lounge Diner 6.81m x 4.05m (22'4" x 13'3") – A spacious dual-purpose reception room extending in excess of 22ft in length, providing ample space for both sitting and dining furniture. A bay window overlooks the front garden whilst sliding patio doors open through to the conservatory. Feature living flame gas fire with fitted surround, two radiators and TV point.

Conservatory 2.93m x 2.62m (9'7" x 8'7") – Of brick and uPVC double glazed construction with French doors opening onto the rear garden. A pleasant additional reception space enjoying views over the garden.

Kitchen 2.99m x 3.17m (9'10" x 10'5") – The kitchen features a comprehensive range of cupboard and drawer units to both base and eye level, with work surfaces incorporating a one-and-a-half bowl sink unit with mixer tap. Integrated oven, grill and four-ring gas hob with extractor canopy above. Space and plumbing for additional appliances, window overlooking the rear garden and side entrance door.

First Floor Landing – With window to the side, loft access and built-in airing cupboard housing the hot water cylinder with linen shelving.

Bedroom One 3.48m x 3.29m (11'5" x 10'10") – A generous master bedroom with window overlooking the front aspect and radiator.

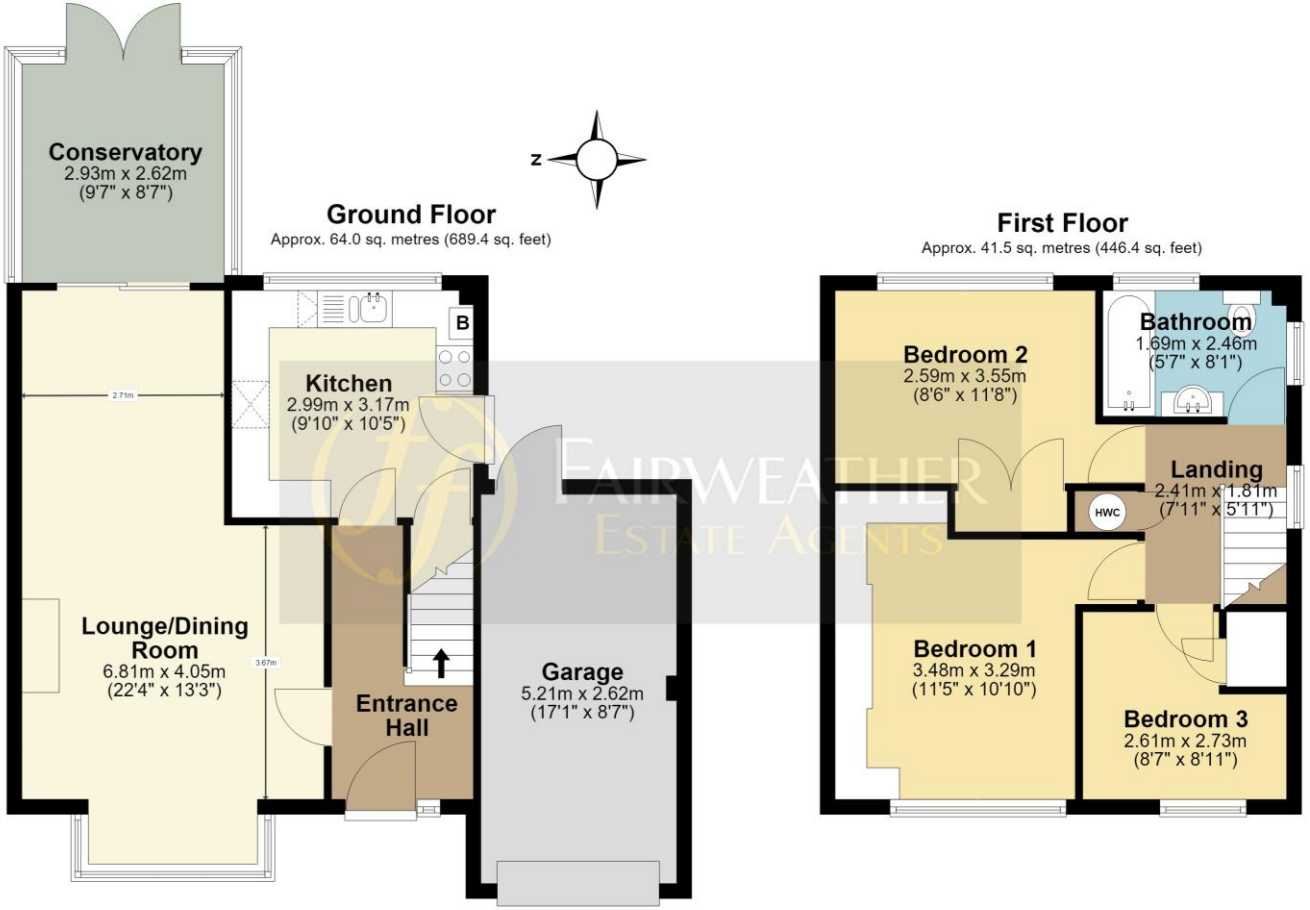
Bedroom Two 3.55m x 2.59m (11'8" x 8'6") – Bedroom two is also a double bedroom and overlooks the rear garden. Also benefiting from a built-in double wardrobe providing hanging and shelving space.

Bedroom Three 2.61m x 2.73m (8'7" x 8'11") – A well-proportioned third bedroom with window overlooking the front and useful built-in over-stairs storage cupboard.

Bathroom – Fitted with a contemporary three-piece suite comprising a low-profile WC, hand basin with vanity storage beneath and panel bath with mains-fed shower over and fitted shower screen. Extensive wall tiling, radiator and windows to the side and rear.

Garage 5.21m x 2.62m (17'1" x 8'7") – With power and lighting, up-and-over door to the front and personnel door providing access to the rear garden.

Gardens – One of the property's standout features is the generous corner plot. The gardens extend to the front, side and rear and are predominantly laid to lawn with established flower and shrub borders together with a variety of mature planting. Patio and seating areas provide ideal spaces for outdoor entertaining and relaxing during the warmer months. The gardens are enclosed by a combination of fencing and hedging and benefit from outside lighting.



Total area: approx. 105.5 sq. metres (1135.8 sq. feet)

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