



 **NEWTON**
FALLOWELL

8 Fleming Court, Wyberton – PE21 7SS
£240,000

8 Fleming Court

Wyberton, Boston

An attractive detached family home enjoying a sought-after village setting in Wyberton, backing onto an open field and offering beautifully presented accommodation throughout. The property features a stylish re-fitted dining kitchen, perfect for modern family living and entertaining, together with a lounge, conservatory, utility room and cloakroom. Upstairs, the spacious principal bedroom benefits from a contemporary re-fitted en-suite shower room, complemented by two further bedrooms and a superbly appointed re-fitted family bathroom.

Outside, a driveway provides off-road parking and leads to a garage, while the enclosed rear garden enjoys a pleasant backdrop over a field. Further benefits include gas central heating and double glazing.

Ideally situated in the popular village of Wyberton, the property offers easy access to a range of local amenities including shops, schools and healthcare facilities, whilst the nearby market town of Boston provides a wider selection of shopping, leisure and transport links. Combining village living with everyday convenience, this is a home that must be viewed to be fully appreciated.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





ACCOMMODATION

Part glazed front entrance door through to the:

PORCH

Having radiator and Luxury Vinyl Flooring.

LOUNGE

14' 0" x 13' 11" (4.26m x 4.23m)

Having bay window to front elevation, coved ceiling, radiator, Luxury Vinyl Flooring and staircase rising to first floor. Open archway to the:

DINING KITCHEN

17' 0" x 9' 6" (5.19m x 2.90m)

Having window to rear elevation, radiator, Luxury Vinyl Flooring and understairs storage cupboard. Re-fitted with a range of base & wall units with quartz work surfaces & tiled splashbacks comprising: undercounter sink with mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards over. Work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, breakfast bar to one side and ceiling mounted extractor with light. French doors to the:





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CONSERVATORY

9' 10" x 9' 3" (3.00m x 2.83m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear garden and Luxury Vinyl Flooring.

UTILITY

Having part glazed door to rear elevation, Luxury Vinyl Flooring, work surface with tiled splashback, cupboard, space & plumbing for automatic washing machine & tumble dryer under, cupboards over.

CLOAKROOM

Having window to side elevation, radiator, Luxury Vinyl Flooring, close coupled WC and vanity hand basin.





FIRST FLOOR LANDING

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

MASTER BEDROOM

12' 2" x 10' 9" (3.72m x 3.28m)

Having window to front elevation, coved ceiling, radiator and built-in double wardrobe.

EN-SUITE

Re-fitted and having heated towel rail, tiled walls, shower enclosure with mixer shower fitting, vanity hand basin and WC with concealed cistern.



BEDROOM TWO

Having window to front elevation, radiator and built-in wardrobe.

BEDROOM THREE

10' 8" x 7' 2" (3.24m x 2.18m)

(max) Having window to rear elevation, radiator and built-in wardrobe.

BATHROOM

Re-fitted and having window to rear elevation, heated towel rail, tiled walls, tiled floor, extractor, shaver point, freestanding bath, wall hung hand basin and WC with concealed cistern.



EXTERIOR

The front of the property is laid to gravel with a driveway providing off-road parking leading to the:

GARAGE

17' 1" x 8' 3" (5.21m x 2.51m)

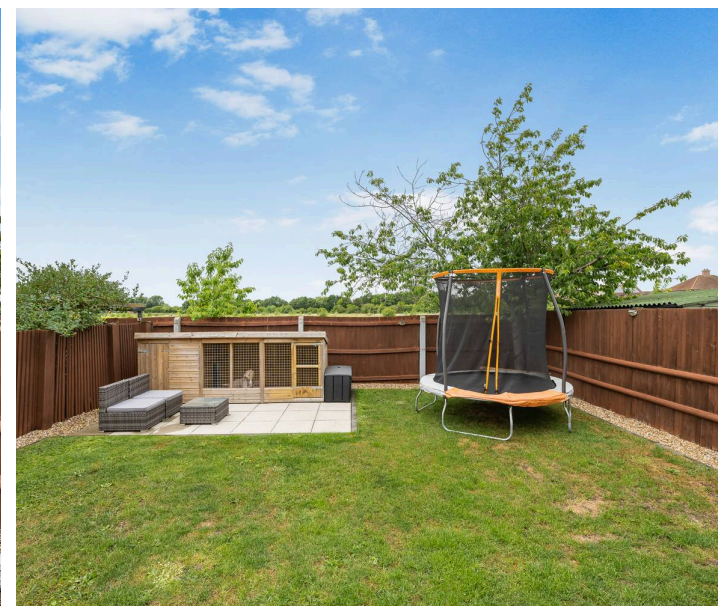
Having electric roller door, light and power.

REAR GARDEN

Being enclosed and having a gravelled & paved patio area, lawned garden and paved seating area.

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 C.





LIFETIME LEGAL

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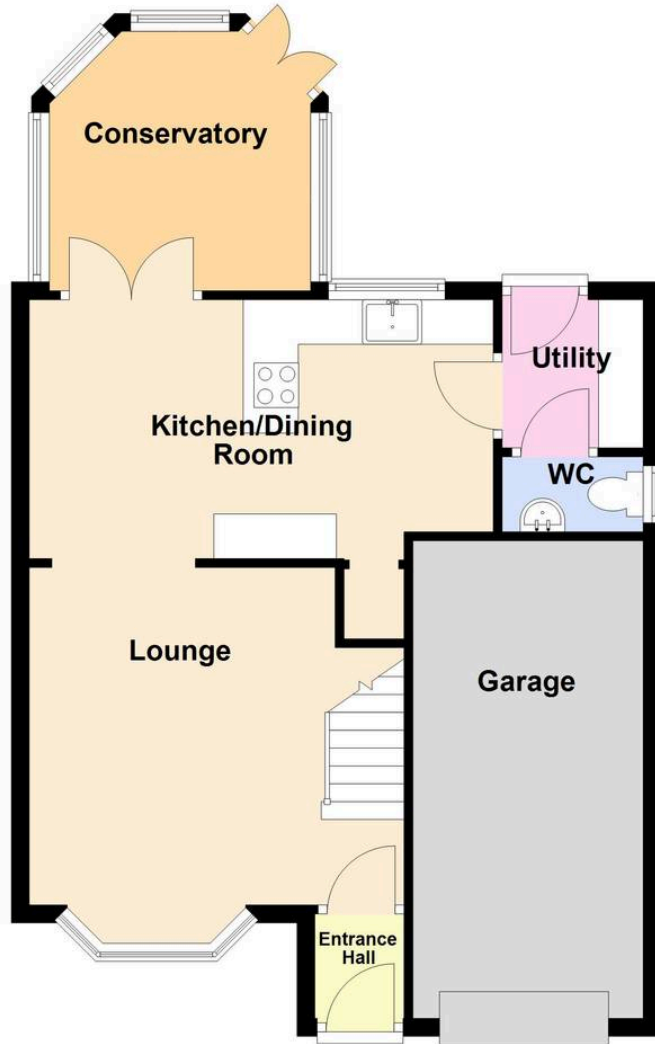
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Ground Floor

Approx. 73.0 sq. metres (786.1 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.5 sq. feet)



Total area: approx. 118.1 sq. metres (1271.6 sq. feet)

Newton Fallowell Estate Agents

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