



 **NEWTON**  
**FALLOWELL**

18a Granville Avenue, Wyberton – PE21 7BY  
£195,000

## 18a Granville Avenue

Wyberton, Boston

A detached house at the bottom of a cul-de-sac in a popular village location on the outskirts of town. Having accommodation comprising: entrance hall, lounge, shower room, utility and dining kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has off-road parking to the front and a good size enclosed lawned garden to the rear. The property benefits from gas central heating and double glazing. NO CHAIN

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B





## ACCOMMODATION

Part glazed front entrance door through to the:

### ENTRANCE HALL

Having window to rear elevation, radiator, wood effect flooring and staircase rising to first floor.

### SITTING ROOM

11' 6" x 9' 1" (3.50m x 2.76m)

Having window to side elevation and radiator.

### UTILITY

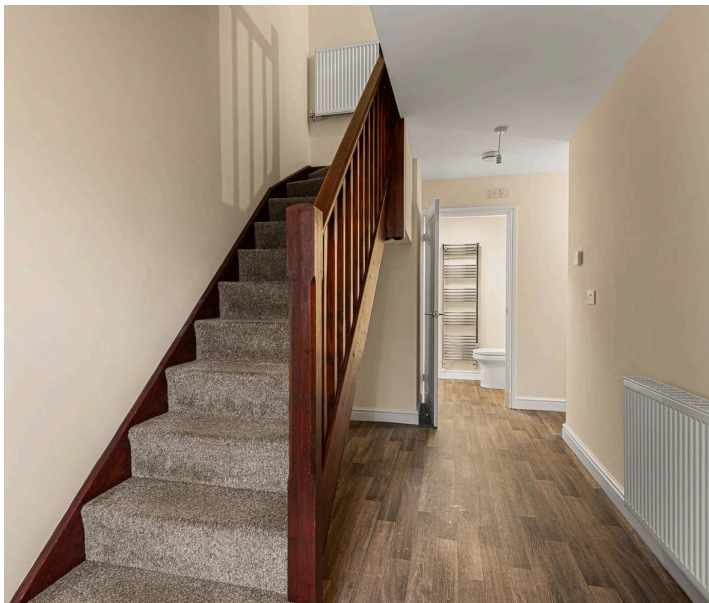
7' 7" x 4' 2" (2.30m x 1.26m)

Having window to rear elevation, part glazed door to side elevation, wood effect flooring extractor and work surface with space & plumbing for automatic washing machine & tumble dryer under.

### SHOWER ROOM

6' 10" x 3' 7" (2.08m x 1.09m)

(max) Having chrome heated towel rail, wood effect flooring, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.





### DINING KITCHEN

18' 4" x 12' 10" (5.60m x 3.90m)

Having windows to side & rear elevations, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers & space for dishwasher under. Work surface return with inset electric hob, integrated electric oven, cupboards & space for fridge under, cupboards & stainless steel cooker hood over.



## FIRST FLOOR LANDING

Having radiator.

## BEDROOM ONE

13' 9" x 9' 1" (4.20m x 2.77m)

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

## BEDROOM TWO

10' 6" x 7' 9" (3.20m x 2.37m)

(max) Having window to front elevation and radiator.

## BEDROOM THREE

8' 6" x 6' 11" (2.59m x 2.10m)

Having window to rear elevation and radiator.

## BATHROOM

8' 6" x 8' 5" (2.60m x 2.56m)

(max) Having window to rear elevation, heated towel rail, wood effect flooring, extractor, shaped panelled bath with shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under.





### **EXTERIOR**

To the front of the property there is a gravelled area which extends down the side of the property and provides off-road parking. To the front of the property there is also a store with double entrance doors.

Gated access to the:

### **REAR GARDEN**

Being enclosed and majority laid to lawn with a paved patio & gravelled 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 B.

### **LIFETIME LEGAL**

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



**Ground Floor**  
Approx. 59.8 sq. metres (643.7 sq. feet)



**First Floor**  
Approx. 36.2 sq. metres (389.1 sq. feet)



Total area: approx. 96.0 sq. metres (1032.8 sq. feet)

## Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • [boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk) • [www.newtonfallowell.co.uk/boston](http://www.newtonfallowell.co.uk/boston)

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.