



106 West End Road, Wyberton, Boston, PE21 7LP



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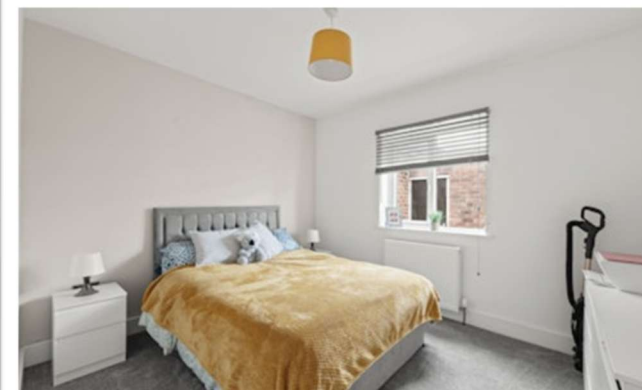
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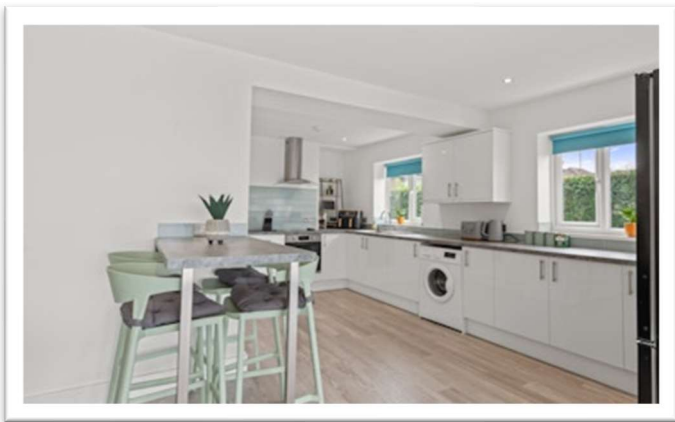
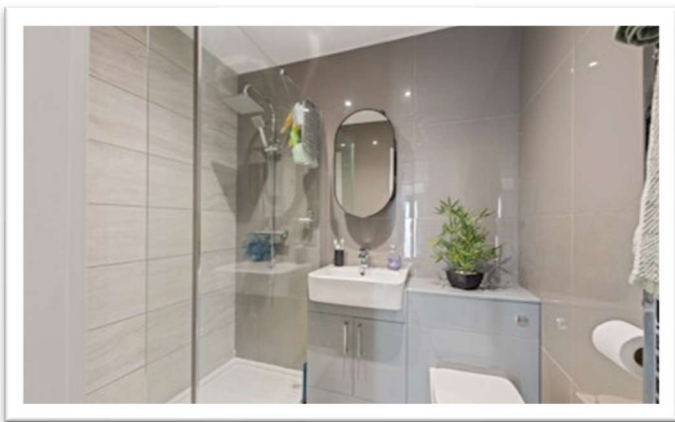
Offers over £270,000



Key Features

- Detached bungalow
- Three double bedrooms
- Open plan kitchen/dining/living
- Shower room & bathroom
- Ample off-road parking to front
- Good size enclosed rear garden
- Gas central heating & double glazing
- EPC rating C





This beautifully extended and significantly improved detached bungalow offers spacious, high-quality living on a generous plot in a peaceful edge-of-town setting.

Finished to a superb standard throughout, the accommodation includes a welcoming entrance hall, three spacious double bedrooms, a sleek shower room and a contemporary fitted kitchen flowing into a bright open-plan dining/living space with bi-fold doors opening onto the rear garden. Additional features include a side entrance and a second modern bathroom.

The exterior boasts a large gravelled frontage providing ample off-road parking, while the enclosed rear garden enjoys open field views, perfect for relaxing or entertaining. With gas central heating and double glazing, this exceptional home combines style, comfort and practicality in a prime location.

Early viewing is highly recommended.

ACCOMMODATION

Porch recess with part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, smoke alarm and access to roof space.

BEDROOM TWO

4.12m x 3.47m (13'6" x 11'5")

(max into bay) Having bay window to front elevation and radiator.

BEDROOM ONE

4.45m x 3.49m (14'7" x 11'6")

(max into bay) Having bay window to front elevation and radiator.

BEDROOM THREE

3.36m x 2.81m (11'0" x 9'2")

Having window to side elevation and radiator.

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SHOWER ROOM

Having heated towel rail, fully tiled walls & floor, extractor, walk-in shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

OPEN PLAN KITCHEN/DINER/LIVING

Forming areas comprising:

KITCHEN AREA

5.39m x 3.09m (17'8" x 10'1")

Having two windows to rear elevation, inset ceiling spotlights, radiator, smoke alarm and luxury vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, cupboards over and tall unit to side. Further work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, extractor over.

DINING/LIVING ROOM

5.75m x 5.75m (18'11" x 18'11")

Having bi-fold doors to rear elevation, two radiators and continuation of luxury vinyl flooring.

SIDE ENTRANCE

Having part glazed door to side elevation and luxury vinyl flooring.

BATHROOM

Having window to side elevation, heated towel rail, tiled splashbacks, tiled floor, extractor, panelled bath with shower fitting over, hand basin inset to vanity unit and close coupled WC.



EXTERIOR

To the front of the property there is a gravelled driveway which provides ample off-road parking.

Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn and having a large paved patio.

THE PLOT

The property occupies a plot of approximately 0.13 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



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Floorplan



Total area: approx. 101.0 sq. metres (1087.3 sq. feet)



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AGENT'S NOTES

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