



108 West End Road

Wyberton, Boston

Occupying a generous plot on the outskirts of town and enjoying open views to the rear, this detached bungalow offers fantastic potential for those looking to update and create a home to their own taste.

The accommodation comprises an entrance hall, spacious lounge, conservatory overlooking the garden, dining kitchen, two bedrooms and a bathroom.

Outside, there is ample off-road parking to the front, a garage and a good-sized enclosed rear garden, ideal for keen gardeners or those seeking outdoor space.

Benefiting from gas central heating, double glazing and offered with **NO CHAIN**, this is an excellent opportunity not to be missed.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator and built-in cupboard.

LOUNGE

15' 7" x 12' 4" (4.76m x 3.77m)

Having coved ceiling, radiator, serving hatch to kitchen, gas fire and sliding doors to the:

CONSERVATORY

25' 10" x 9' 10" (7.88m x 3.00m)

Having polycarbonate roof, two sets of sliding doors & window to rear elevation, vinyl flooring, work surface with cupboards, space & plumbing for automatic washing machine & tumble dryer under. Work surface return with inset sink & drainer, cupboard under.

DINING KITCHEN

15' 6" x 11' 6" (4.72m x 3.50m)

Having window to rear elevation overlooking the conservatory, radiator and tiled floor to kitchen area. The kitchen is fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with double drainer & mixer tap and gas hob inset to work surface, cupboards, integrated electric oven and space for dishwasher under, cupboards & extractor over. Work surface return with cupboards & drawers under, cupboards over. Further work surface return with cupboards & drawers under.



BEDROOM ONE

12' 0" x 11' 6" (3.66m x 3.50m)

Having window to side elevation, coved ceiling, radiator and built-in wardrobe with sliding mirror doors.

BEDROOM TWO

11' 10" x 10' 2" (3.60m x 3.11m)

Having bay window to front elevation, coved ceiling and radiator.

BATHROOM

9' 10" x 4' 9" (3.00m x 1.44m)

Having window to side elevation, radiator, vinyl flooring, part tiled walls, panelled bath, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking leading to the:

GARAGE

19' 2" x 9' 4" (5.85m x 2.85m)
Having up-and-over door.

REAR GARDEN

Being enclosed and laid to lawn with borders. Having a paved patio and garden shed.

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

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 **NEWTON FALLOWELL**





Total area: approx. 112.0 sq. metres (1205.0 sq. feet)



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