

NEWTON FALLOWELL

12 Wells Place, Wyberton - PE21 7NJ

In Excess of **£250,000**

12 Wells Place

Wyberton, Boston

An attractive modern detached family home, built in 2018 and well presented throughout, occupying a sought-after position on a popular development on the outskirts of town. Designed for modern living, the accommodation includes an entrance hall, cloakroom, study, spacious lounge and a superb dining kitchen. Upstairs, the principal bedroom enjoys its own en-suite, complemented by two further bedrooms and a stylish family bathroom. Outside, there is off-road parking, a garage and a private enclosed rear garden. The property has gas central heating and double glazing. The property also benefits from a Hive smart heating system, with smart thermostats installed throughout the house for convenient and efficient temperature control.

Council Tax band: C

Tenure: Freehold

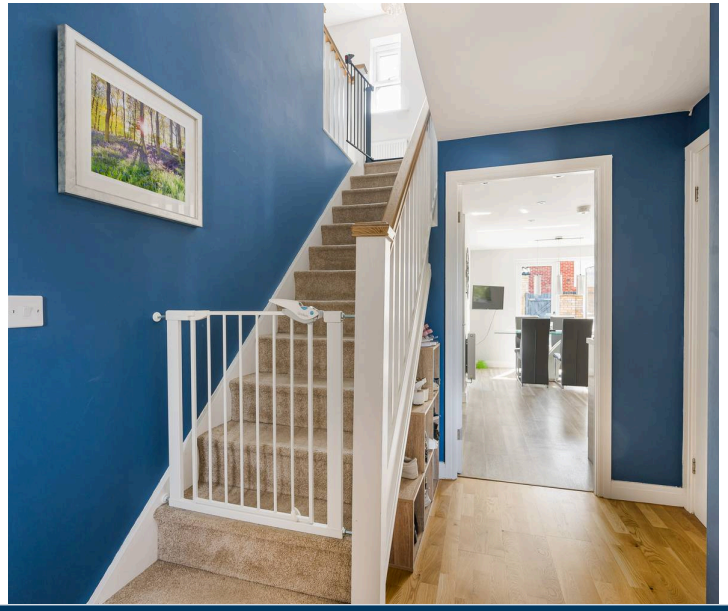
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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ACCOMMODATION
Steps up to the part glazed front entrance door with canopy over through to the:

ENTRANCE HALL
Having radiator, wood effect flooring and staircase rising to first floor.

CLOAKROOM
Having window to side elevation, radiator, wood effect flooring, close coupled WC and hand basin.

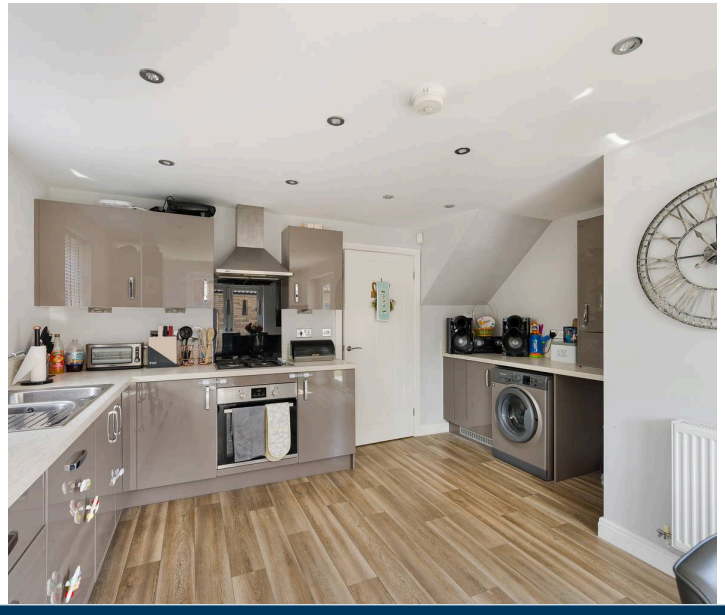
STUDY
7' 2" x 6' 9" (2.18m x 2.07m)
Having window to front elevation and radiator.

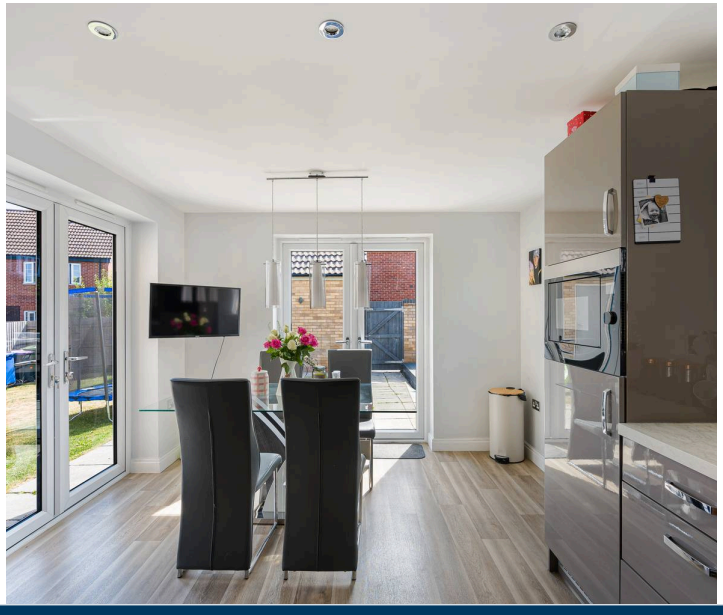
LOUNGE
17' 7" x 10' 2" (5.35m x 3.10m)
Having window to front elevation, french doors to rear elevation and two radiators.

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DINING KITCHEN
17' 2" x 13' 9" (5.23m x 4.19m)
Having two windows to side elevation, french doors to side & rear elevations, inset ceiling spotlights, two radiators and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under, tall unit to side with integrated microwave, cupboards under and over. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & stainless steel extractor over. Further work surface with cupboard, space & plumbing for automatic washing machine under, cupboard over.

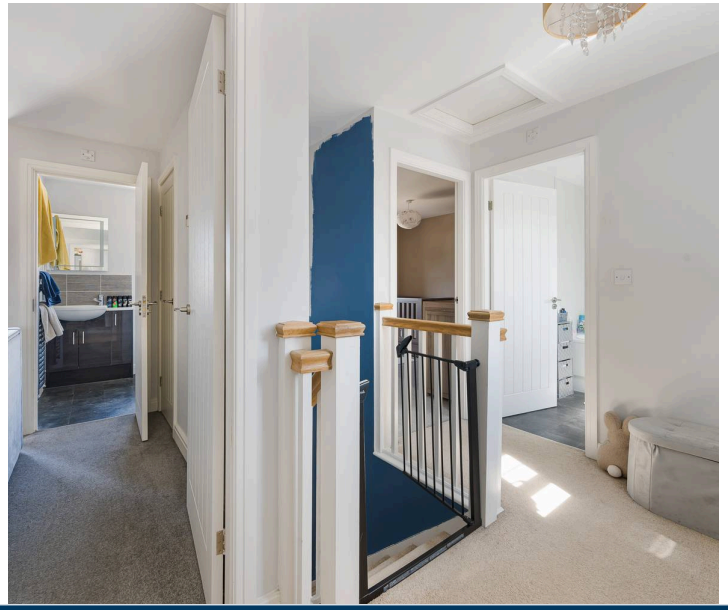


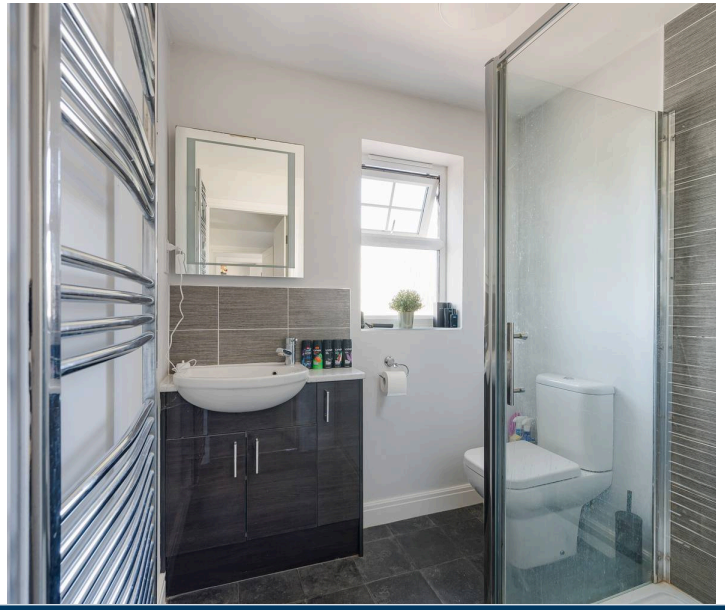




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FIRST FLOOR LANDING
Having window to rear elevation, radiator and access to roof space.

MASTER BEDROOM
15' 7" x 10' 4" (4.75m x 3.14m)
Having window to front elevation, radiator, built-in cupboard and built-in wardrobe with sliding mirror doors.

EN-SUITE
6' 4" x 5' 0" (1.92m x 1.52m)
Having window to front elevation, heated towel rail, shaver point, tiled floor, fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboards under.

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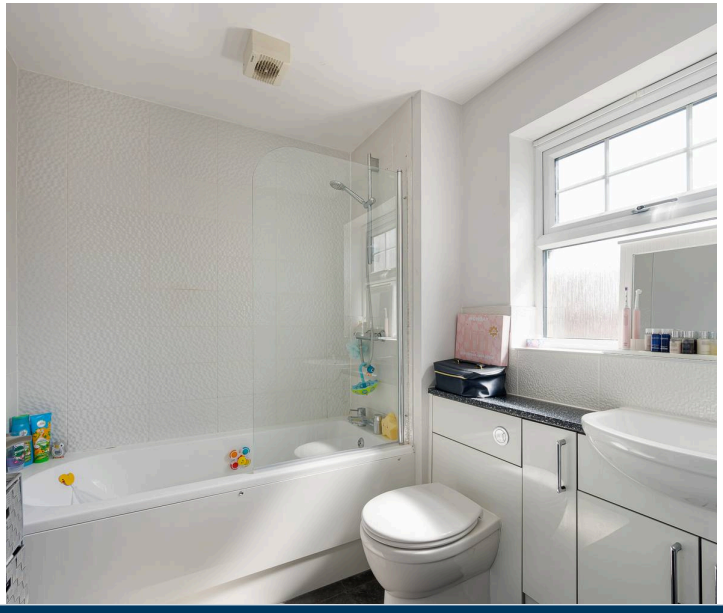
BEDROOM TWO
11' 1" x 10' 4" (3.38m x 3.16m)
Having window to front elevation and radiator.

BEDROOM THREE
11' 10" x 10' 5" (3.60m x 3.17m)
Having windows to both side elevations, radiator and built-in wardrobe with sliding doors.

BATHROOM
6' 11" x 6' 3" (2.10m x 1.90m)
Having window to rear elevation, radiator, extractor, tiled splashbacks, panelled bath with mixer shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.







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EXTERIOR
To the front of the property there is a low maintenance granite chip garden. A block-paved driveway to the rear of the property provides off-road parking and leads to the:

DETACHED GARAGE
Of brick & tile construction and having up-and-over door, side door to garden, light and power. Gated access to the:

REAR GARDEN
Being enclosed and laid to lawn with a paved patio & footpaths and a decked 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.

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LIFETIME LEGAL

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AGENT'S NOTES

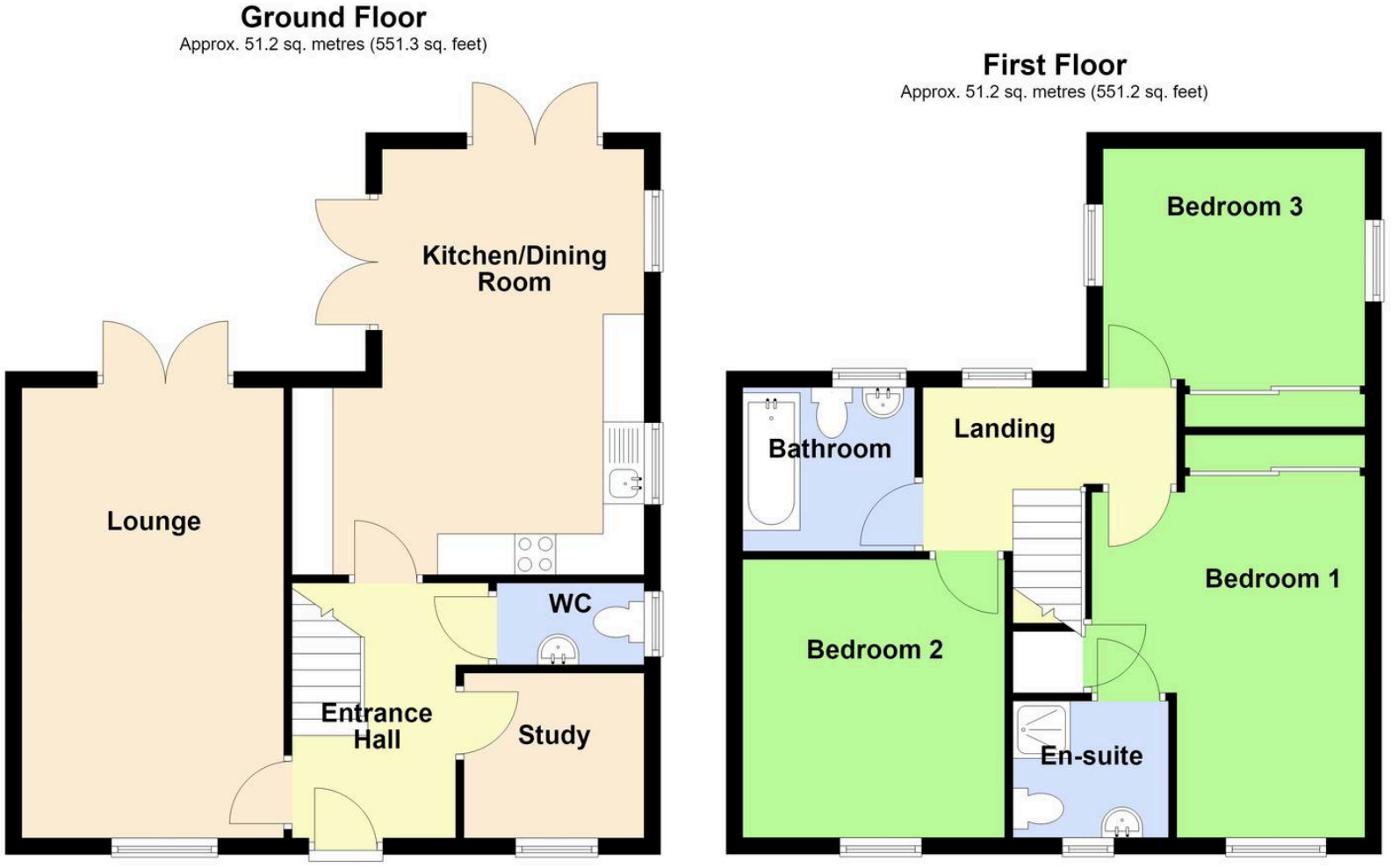
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Total area: approx. 102.4 sq. metres (1102.4 sq. feet)

Newton Fallowell Estate Agents

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