



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



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Freehold

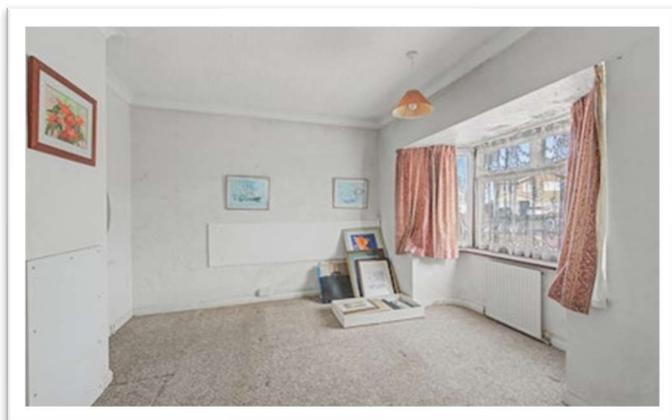
£175,000



Key Features

- Detached bungalow
- Two bedrooms
- Lounge & conservatory
- Dining kitchen & bathroom
- Ample off-road parking & garage
- Enclosed rear garden
- In need of updating
- EPC rating TBC





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.

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator and built-in cupboard.

LOUNGE

4.76m x 3.77m (15'7" x 12'5")

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

CONSERVATORY

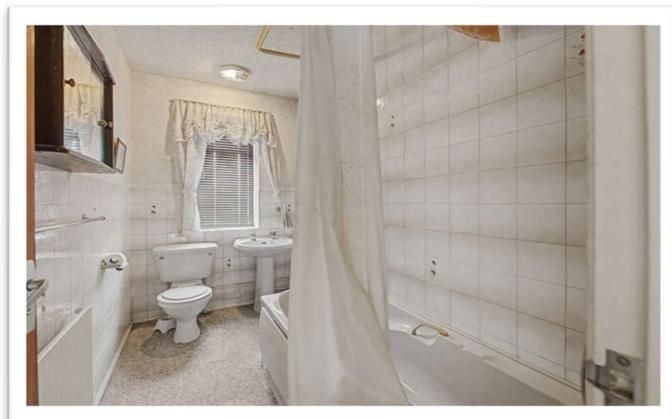
7.78m x 3m (25'6" x 9'10")

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

4.72m x 3.5m (15'6" x 11'6")

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

3.66m x 3.5m (12'0" x 11'6")

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

BEDROOM TWO

3.6m x 3.11m (11'10" x 10'2")

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

BATHROOM

3m x 1.44m (9'10" x 4'8")

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

5.85m x 2.85m (19'2" x 9'5")

Having up-and-over door.

REAR GARDEN

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



Floorplan



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

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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