NEWTON FALLOWELL

7 Webster Walk, Wyberton - PE21 7NP

£140,000

7 Webster Walk

Wyberton, Boston

A modern end-terrace home, built in 2018 and enjoying an attractive position within a popular residential development. Perfect for first-time buyers, the well-presented accommodation comprises a fitted kitchen, cloakroom and spacious lounge/diner to the ground floor. Two bedrooms and a contemporary bathroom to the first floor. Outside, there is a small front garden, an enclosed rear garden and off-road parking. Further benefits include gas central heating, double glazing, convenient access to local amenities and excellent road links to Boston and Spalding.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

NO ONWARD CHAIN

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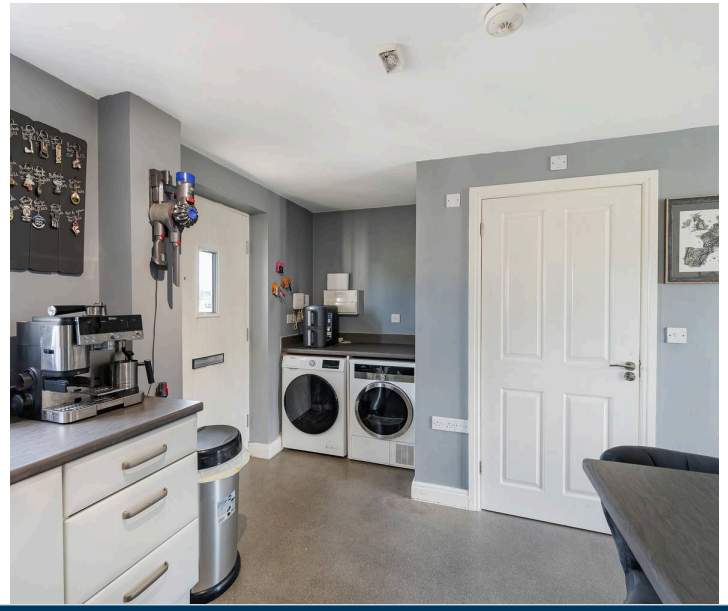

ACCOMMODATION
Steps up to a part glazed front entrance door with canopy over through to the:

KITCHEN
15' 0" x 8' 7" (4.57m x 2.62m)
(max) Having window to front elevation and radiator. Fitted with a range of base & wall units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawers under. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & stainless steel extractor over, space for upright fridge/freezer to side. Further work surface with space & plumbing for automatic washing machine & tumble dryer under and further work surface forming breakfast bar.

CLOAKROOM
Having radiator, close coupled WC and wall mounted hand basin with tiled splashback.

LOUNGE
15' 0" x 13' 0" (4.57m x 3.96m)
Having french doors with side screens to rear elevation & garden, radiator and staircase rising to first floor.

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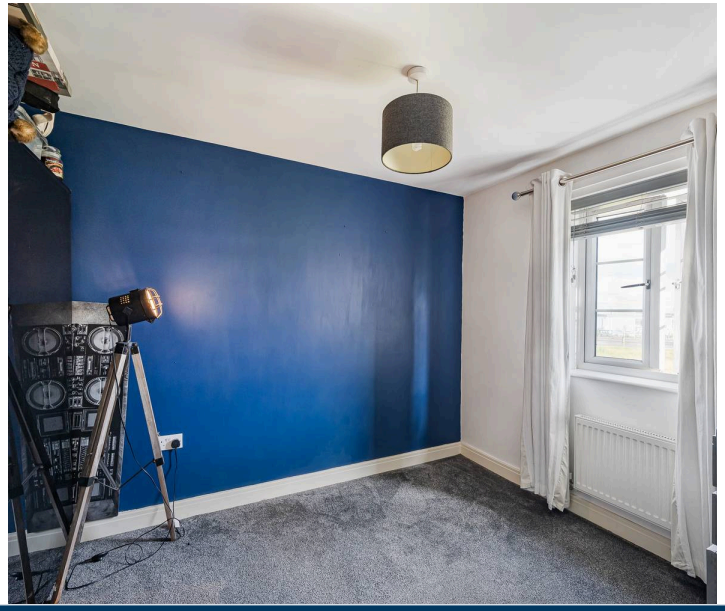
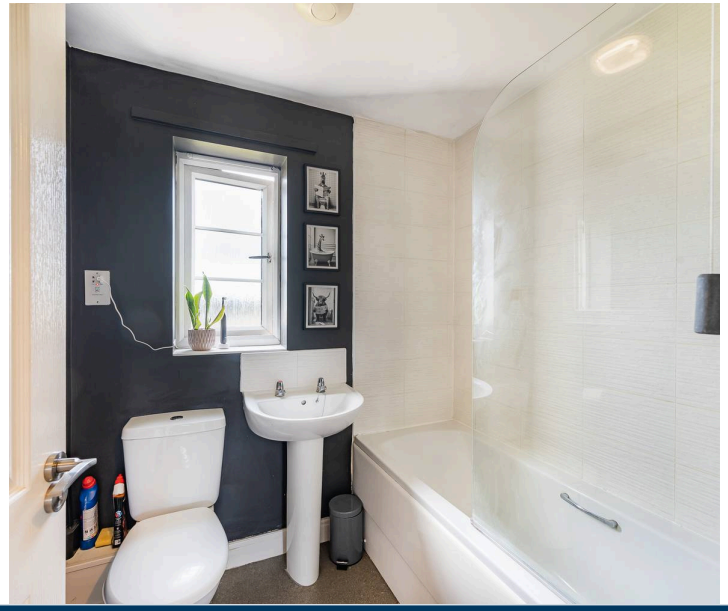
FIRST FLOOR LANDING
Having access to roof space and airing cupboard housing gas fired boiler providing for both domestic hot water & heating.

BEDROOM ONE
12' 5" x 10' 5" (3.78m x 3.18m)
Having two windows to rear elevation, radiator and built-in wardrobe.

BEDROOM TWO
11' 2" x 8' 3" (3.40m x 2.51m)
Having window to front elevation and radiator.

BATHROOM
Having window to front elevation, radiator, tiled splashbacks, shaver point, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





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EXTERIOR

To the front of the property there is a small bark chip garden enclosed by wrought iron railings with steps up the the front entrance door.

REAR GARDEN

Being enclosed with a side entrance gate. Laid to lawn with a paved patio. To the rear of the property there is also allocated off-road parking.

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 A. We are advised that there is a management charge of £15.98 per month for upkeep on the estate.

Please be aware that the land to the front of the property has been for sale for many years and has plans for commercial shops plus a car park area.

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.

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

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