



54 Field Drive, Wyberton, Boston, PE21 7NG



Freehold

£160,000



## Key Features

- End-terrace house
- Two bedrooms
- Lounge/diner & kitchen
- Cloakroom & bathroom
- Driveway providing off-road parking
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating B



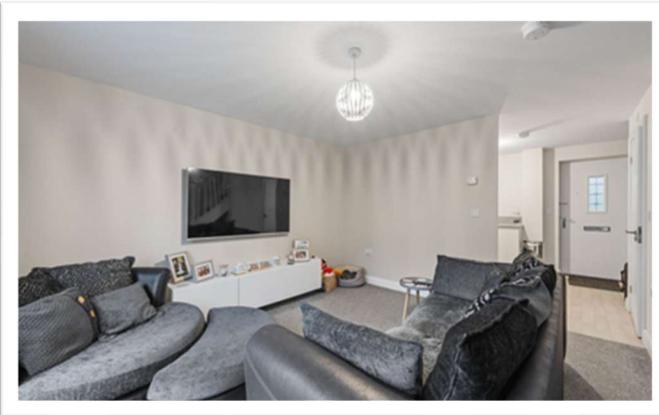


A modern end-terrace house on the outskirts of town in a popular residential development in the village of Wyberton. Having accommodation comprising: kitchen, cloakroom and lounge/diner to ground floor. Two bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking and an enclosed rear garden. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

Further work surface with space & plumbing for automatic washing machine under, space for upright fridge/freezer to side.



#### KITCHEN

4.42m x 2.59m (14'6" x 8'6")

Having window to front elevation, radiator 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 under. Work surface return with inset gas hob, cupboards & drawers under, cupboards & stainless steel cooker hood over, tall unit to side housing integrated electric oven & microwave with cupboards under & over.

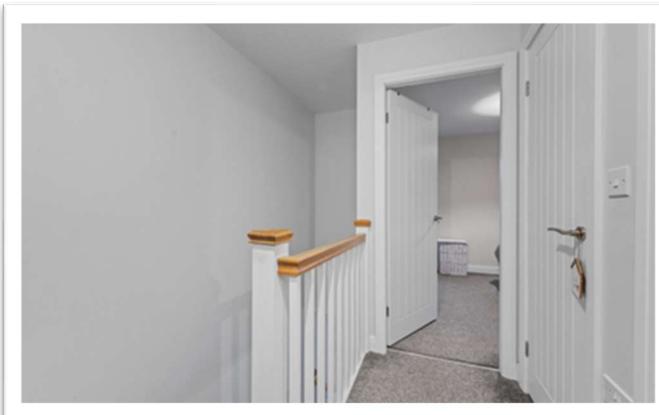
#### CLOAKROOM

Having radiator, extractor, close coupled WC and hand basin with tiled splashback.

#### LOUNGE/DINER

4.45m x 3.91m (14'7" x 12'10")

(max including staircase) Having french doors with side screens to rear elevation & garden, radiator, smoke alarm, television aerial & telephone connection points and staircase rising to first floor.



### FIRST FLOOR LANDING

Having, smoke alarm, access to roof space and built-in cupboard housing gas fired combination boiler providing for both domestic hot water & heating.

### BEDROOM ONE

3.73m x 3.17m (12'2" x 10'5")

(max) Having two windows to rear elevation, radiator and built-in double wardrobe.

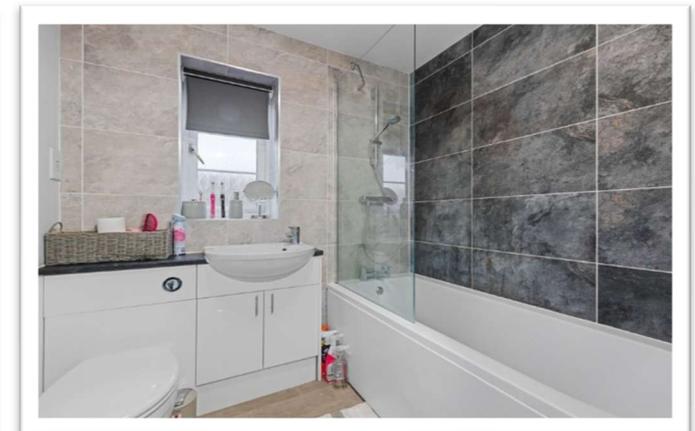
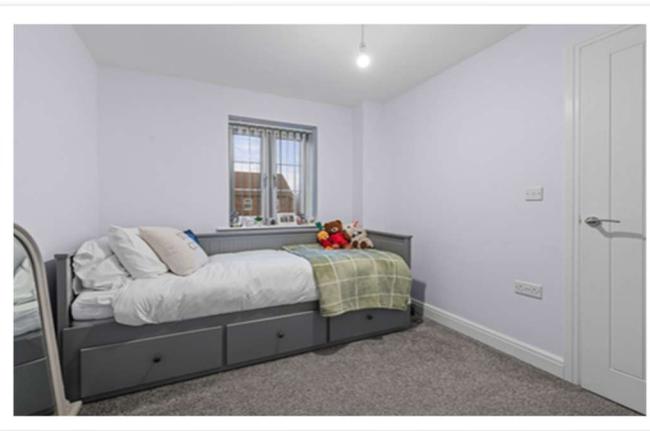
### BEDROOM TWO

3.68m x 2.36m (12'1" x 7'8")

(max) Having window to front elevation and radiator.

### BATHROOM

Having window to front elevation, radiator, extractor, shaver point, part tiled walls, tiled floor, panelled bath with mixer shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



### EXTERIOR

To the front of the property there is an enclosed granite chip garden. A block paved driveway extends down the side of the property and provides off-road parking. Gated access to the:

### REAR GARDEN

Being enclosed by timber fencing and having a paved patio & footpath, artificial lawn, raised planter and garden shed.

### SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band A.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

### AGENT'S NOTES

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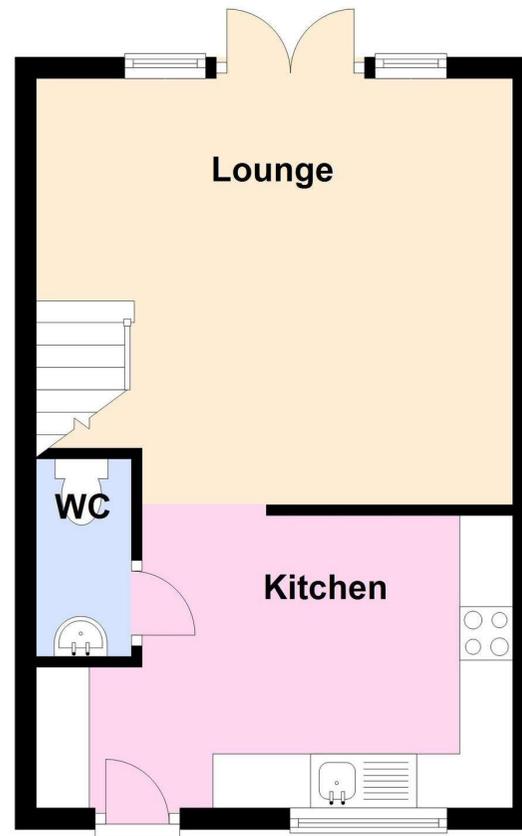
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## Floorplan

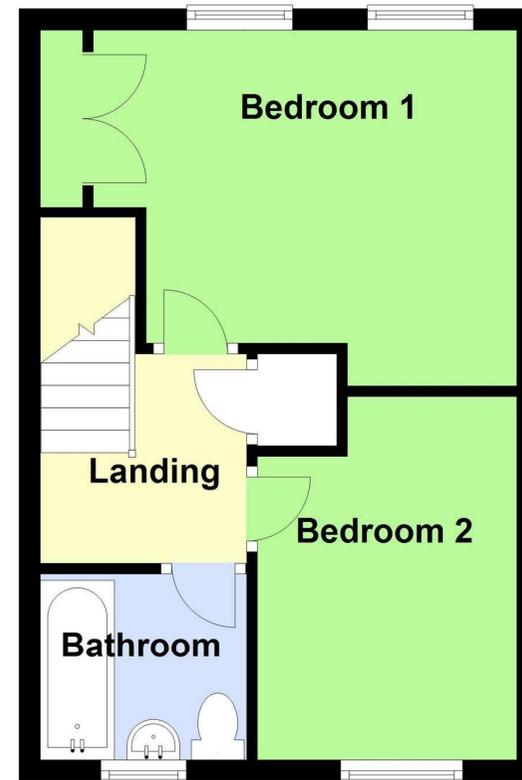
### Ground Floor

Approx. 30.8 sq. metres (331.3 sq. feet)



### First Floor

Approx. 30.8 sq. metres (331.3 sq. feet)



Total area: approx. 61.6 sq. metres (662.6 sq. feet)



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