



117 Wyberton West Road, Boston, PE21 7JU



Freehold

£169,950



Key Features

- Detached bungalow
- Two bedrooms
- Lounge & dining kitchen
- Shower room & bathroom
- Driveway providing off-road parking
- Enclosed low maintenance rear garden
- Plot approx. 0.19 acre (STS)
- NO CHAIN
- EPC rating TBC





Enjoy comfortable single-storey living with this detached bungalow set on a generous plot on the outskirts of town. The accommodation comprises of a porch and entrance hall, a spacious lounge, a dining kitchen, bedroom with shower room off, further bedroom and a bathroom.

Externally, the property offers a gravelled front garden, a driveway providing ample off-road parking and a private enclosed rear garden designed for low-maintenance enjoyment. Further benefits include gas central heating, double glazing throughout and the added advantage of NO CHAIN.



ACCOMMODATION

Glazed front entrance door through to the:

PORCH

Having window to side elevation and door to the:

ENTRANCE HALL

Having coved ceiling and radiator.

LOUNGE

5m x 3.57m (16'5" x 11'8")

Having french doors to rear elevation & garden, coved ceiling, radiator and small pane glazed double doors to bedroom two.

INNER HALLWAY

Having window to side elevation, tiled floor and opening to the:

DINING KITCHEN

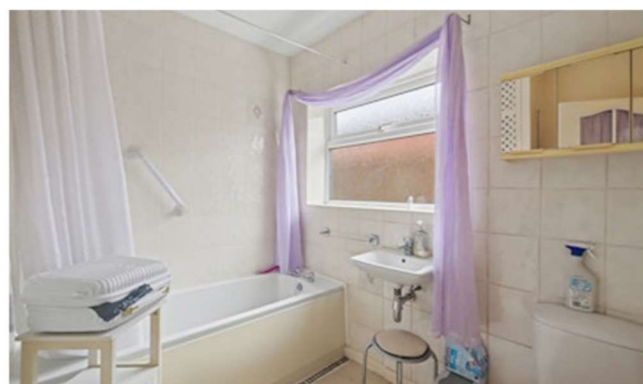
4.8m x 3.13m (15'8" x 10'4")

Having windows to side & rear elevations, part glazed door to side elevation, coved ceiling, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: ceramic sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine & dishwasher under. Work surface return with inset electric hob, cupboards & drawers under, cupboards & extractor over, tall unit to side housing integrated electric oven, cupboard under, space for microwave & cupboard over. Further work surface with recess & drawers under, cupboard over.

BATHROOM

2.5m x 2m (8'2" x 6'7")

Having window to side elevation, radiator, tiled floor, tiled walls, panelled bath with shower over, close coupled WC and wall mounted hand basin.





BEDROOM ONE

3.36m x 3.25m (11'0" x 10'8")

Having window to front elevation, coved ceiling, radiator and built-in wardrobes to either side of double bed space with bedside drawers & cupboards over. Opening to the:

SHOWER ROOM

3.36m x 2.5m (11'0" x 8'2")

Having window to side elevation, coved ceiling, radiator, part tiled floor, fitted cupboards & drawers, fully tiled shower enclosure with electric shower fitting, close coupled WC and hand basin.



BEDROOM TWO

3.75m x 3.74m (12'4" x 12'4")

Also accessed off the entrance hall and having window to front elevation, coved ceiling and radiator.

EXTERIOR

To the front of the property there is a large gravelled area with inset shrubs and a concrete driveway providing ample off-road parking.

Gated access to the:

REAR GARDEN

Being enclosed and laid to gravel for ease of maintenance with a paved patio and footpaths.



THE PLOT

The property occupies a plot of approximately 0.19 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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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lifetime legal

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Floorplan



Total area: approx. 80.7 sq. metres (868.2 sq. feet)



 **NEWTONFALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk