



Wyberton West Road, Boston PE21 7JU

welcome to

Wyberton West Road, Boston

A versatile detached home offering modern living space with the added benefit of a rear commercial lot, perfect for business use, storage, or development potential



This detached home presents a rare opportunity to combine comfortable everyday living with excellent commercial potential. The property provides a spacious and well-laid-out residence, ideal for families or professionals, while the rear commercial lot significantly extends its versatility and appeal.

The main home offers bright, welcoming interiors with a practical layout suited to modern lifestyles. Generous living areas, a functional kitchen, and good-sized bedrooms create a warm and adaptable space that can be tailored to personal taste. Outside, the property benefits from private frontage and convenient access, adding to its practicality as both a home and a base for work.

To the rear, the commercial lot is a standout feature. This additional land presents numerous possibilities-whether as a secure yard, workshop, storage facility, or future business premises. Its positioning makes it particularly useful for tradespeople, entrepreneurs, or anyone seeking a seamless live-work solution without compromising on home comforts.

The location offers the best of both worlds: a well-established residential setting within easy reach of local schools, shops, and transport links, yet with the added bonus of commercial adaptability. This balance of residential charm and business potential makes the property an attractive choice for homeowners wanting extra scope, as well as investors looking for a flexible asset with strong market demand.

Entrance Hall

Lounge

10' 9" and bay x 13' 8" (3.28m and bay x 4.17m)

Dining Room

9' 6" x 20' 9" (2.90m x 6.32m)

Office

Kitchen

9' 4" x 9' 5" (2.84m x 2.87m)

Utility Room

Conservatory

Bedroom 1

12' 9" x 10' 9" (3.89m x 3.28m)

Ensuite

Bedroom 2

13' 8" x 10' 9" (4.17m x 3.28m)

Bedroom 3

10' 3" x 9' 9" (3.12m x 2.97m)

Bathroom

Annex

Shower Room

Kitchen/Lounge

13' 4" x 15' 6" (4.06m x 4.72m)

Bedroom 1

8' 9" x 11' 5" (2.67m x 3.48m)



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welcome to

Wyberton West Road, Boston

- FOUR BEDROOM DETACHED HOME
- LARGE COMMERCIAL PLOT TO THE REAR
- CLOSE TO LOCAL AMENITIES
- AMPLE OFF ROAD PARKING
- SUBSTANTIAL PLOT

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£600,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWB116169 - 0004

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