



## 13 Wyberton West Road

Boston, PE21 7JN - £130,000.

A well-presented semi-detached house located on the outskirts of town, offering comfortable and versatile accommodation ideal for families or those seeking a quieter setting. The ground floor comprises a welcoming lounge, inner hall, and a spacious dining kitchen that forms the heart of the home. There is also a rear entrance lobby and a well-appointed four-piece bathroom. Upstairs, the property offers three well-proportioned bedrooms, providing flexible space for sleeping, working, or hobbies.

Externally, the property benefits from off-road parking to the front for two cars, along with an enclosed, low-maintenance side and rear garden - perfect for relaxing or entertaining. The garden also includes a useful shed and a powered workshop.

Additional features include gas central heating and double glazing throughout, ensuring comfort and efficiency year-round.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





### ACCOMMODATION

Part glazed uPVC front entrance door to the:

#### LOUNGE

12' 0" x 10' 11" (3.66m x 3.33m)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator, television aerial connection point and fireplace with inset living flame style gas fire.

#### INNER HALL

Having sealed unit double glazed uPVC window to side elevation and staircase rising to first floor.

#### DINING KITCHEN

12' 0" x 11' 0" (3.66m x 3.35m)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, radiator, wood effect flooring and understairs storage cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink & drainer inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with electric hob, cupboards & drawers under, cupboards, cooker hood and gas fired boiler providing for both domestic hot water & heating over. Tall unit to one side housing integrated electric oven with cupboards under & over. Further work surface with cupboards & drawers under, cupboards over and space for upright fridge/freezer to one side.



### REAR ENTRANCE LOBBY

Having part glazed uPVC door to side elevation and wood effect flooring.

### BATHROOM

Having sealed unit double glazed uPVC window to side elevation, radiator, tiled walls and wood effect flooring. Fitted with a suite comprising: panelled bath, corner shower enclosure, pedestal hand basin and close coupled WC.

### BEDROOM ONE

12' 0" x 11' 0" (3.66m x 3.35m)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling and radiator.

### BEDROOM TWO

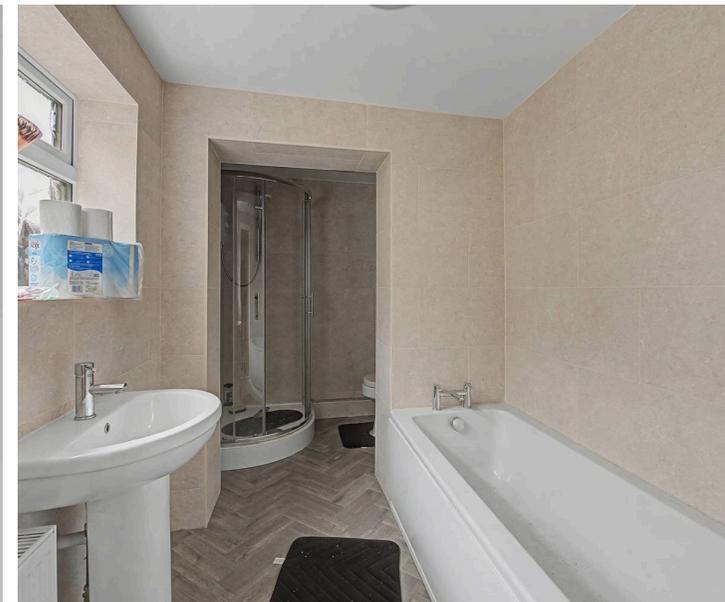
12' 0" x 11' 0" (3.66m x 3.35m)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling and radiator. Steps down to the:

### STUDY/BEDROOM THREE

10' 0" x 6' 0" (3.05m x 1.83m)

Having sealed unit double glazed uPVC window to side elevation and radiator.





### EXTERIOR

To the front of the property there is a block paved area which provides off-road parking for two cars.

### SIDE/REAR GARDEN

To the side of the property there is a paved area which extends to the rear of the property which has slate chipped borders and a 12' x 12' garden shed with double doors.

### WORKSHOP

12' 0" x 8' 0" (3.66m x 2.44m)

Having light, power, workbench and ceramic sink with cold water tap. There is also has an attached garden store with power.

### SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band A. We are advised that the property has two new integrated flood doors fitted.





### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

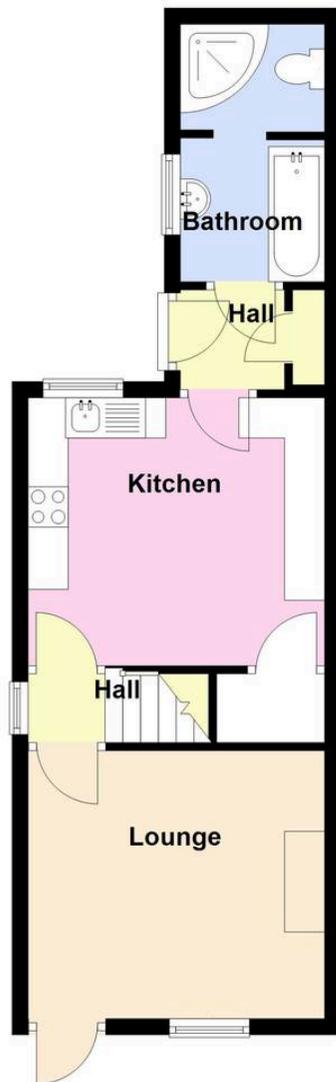
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### Ground Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



### First Floor

Approx. 34.1 sq. metres (367.2 sq. feet)



Total area: approx. 71.0 sq. metres (764.4 sq. feet)

## Newton Fallowell Estate Agents

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