



2a Wyberton Low Road

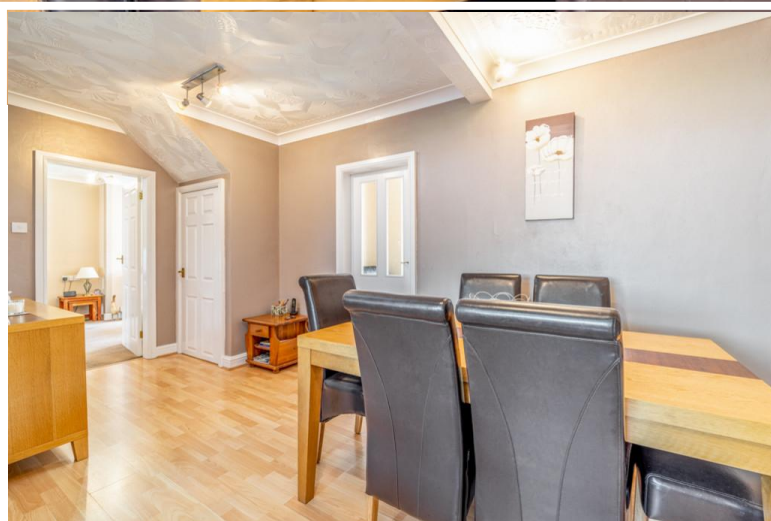
Wyberton , Boston, PE21 7RF

- Town House, 4 Bedrooms
- Kitchen/Diner
- Two/Three Reception Rooms
- Two Bathrooms

£239,950

EPC Rating 'TBC'





Property Description

OUTSIDE

Featuring a large drive way with ample off road parking and garage with electric door.

ENTRANCE HALL

30' 8" x 3' 10" (9.37m x 1.19m) Entering through a UPVC door into a lovely long hallway featuring two Single Panelled radiators, laminate flooring, artex ceiling and coving.

DOWNSTAIRS BATHROOM

8' 10" x 8' 11" (2.71m x 2.73m) Featuring a three piece suite comprising of corner bath with shower attachment over, sink unit, low level WC, modern wall mounted radiator, spot lights, window to the side aspect and wood effect flooring.

DOWNSTAIRS BEDROOM

12' 5" x 10' 0" (3.8m x 3.05m) This handy downstairs bedroom has a window to the rear aspect, single panelled radiator and fully fitted carpet.



KITCHEN/DINER

18' 0" x 14' 9" (5.5m x 4.5m) Having wood effect laminate flooring, This Modern kitchen has a range of units and drawers to base and eye level with worktop over and inset sink and drainer with mixer tap over, island with work top and storage space underneath, space for a fridge/freezer, washing machine and dishwasher, double electric built-in oven, ceramic hob with extractor above, single panelled radiator and window to the rear aspect. Featuring an archway into the dining area with single panelled radiator and space for a large table and dresser.

LOUNGE

29' 6" x 10' 9" (9m x 3.3m) Having a large window to front aspect, 2 TV points, three single panelled radiators, electric fire with surround, wall lights and patio doors leading into the rear garden. This open plan room can be used as two different sitting rooms.



SITTING ROOM

9' 11" x 11' 10" (3.04m x 3.63m) Having a large window to the front aspect, single panelled radiator, BT and Internet Point. There is a door leading out from this sitting room into the hallway which leads to the second floor.

LANDING

9' 10" x 9' 3" (3.02m x 2.83m) Featuring a window to the rear aspect and single panelled radiator with all the rooms leading on from here.



MASTER BEDROOM

11' 1" x 11' 8" (3.4m x 3.58m) Featuring a window to the front aspect, single panelled radiator, fully carpeted, built in cupboard with access to the loft space.

BEDROOM TWO

10' 11" x 12' 0" (3.33m x 3.67m) Featuring a window to the front aspect, single panelled radiator, fully carpeted and a built in wardrobe.

BEDROOM THREE

6' 10" x 10' 10" (2.1m x 3.31m) Featuring a window to the rear aspect, single panelled radiator, fully carpeted and built in wardrobe.

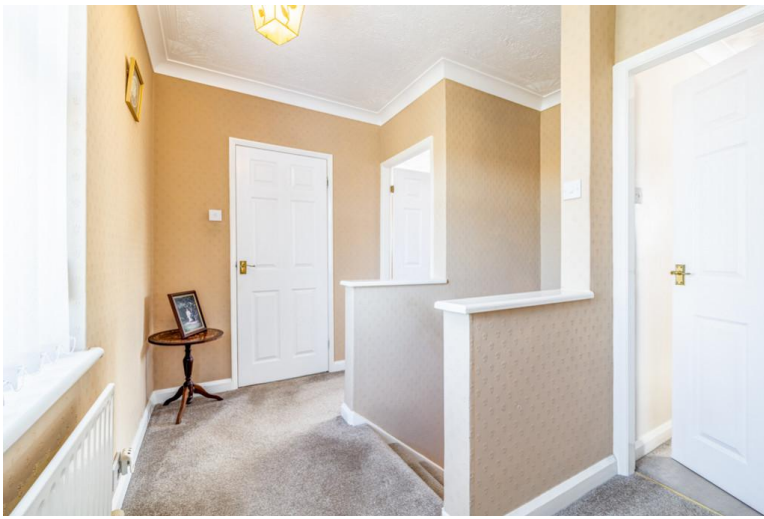


SHOWER ROOM

8' 7" x 5' 10" (2.64m x 1.8m) Comprising of a three piece with built in shower cubicle, low level WC, sink unit, towel rail, grey wood effect laminate flooring and frosted glass window to the rear aspect.

GARDEN

A lovely garden area with lawn, feature brick wall to the rear and side and fully fence to the opposite side with access to the side of the property through a wooden gate. There are two areas featuring decking to catch the sun and



for eating outside, a shed for storage and a gravelled area.

GARAGE

15' 1" x 8' 11" (4.6m x 2.73m) With electric door, electrics and plenty of storage space with an internal door into the house.

DRURYS ESTATE AGENTS

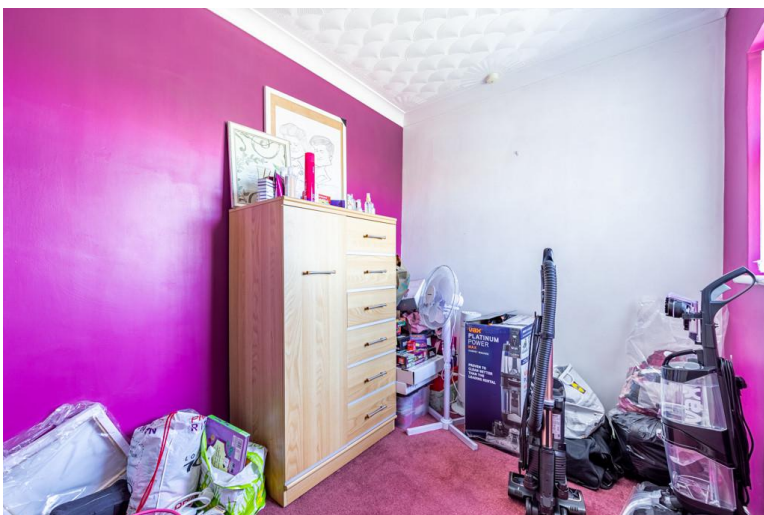
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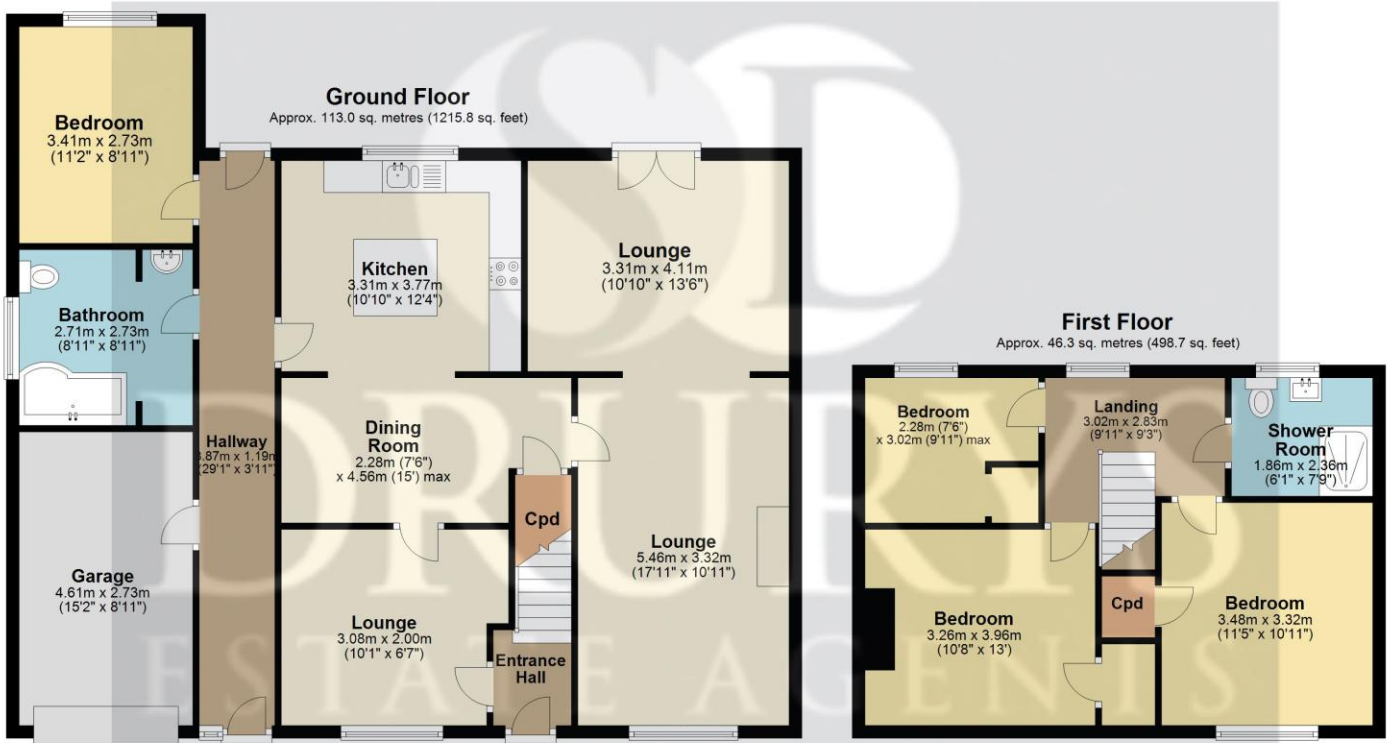


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By Appointment Only - Please contact the selling agent to arrange a viewing.







Total area: approx. 159.3 sq. metres (1714.5 sq. feet)

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Plan produced using PlanUp.

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