



**230 Wyberton West Road**  
Boston, Lincolnshire, PE21 7JY

**NEWTON**FALLOWELL 



230 Wyberton West Road,  
Boston, Lincolnshire, PE21 7JY  
**£110,000**

#### ACCOMMODATION

Part glazed uPVC front entrance door through to the:

#### ENTRANCE PORCH

Of sealed unit double glazed uPVC frame construction with polycarbonate roof. Having further part glazed door through to the:

#### ENTRANCE HALL

Having radiator, telephone connection point, smoke alarm, built-in storage cupboard and cupboard housing gas fired combination boiler providing for both domestic hot water and heating.

#### LOUNGE

15'1" x 10'3" (4.60m x 3.12m)

Having sealed unit double glazed uPVC windows to front & side elevations, coved & textured ceiling, radiator, television aerial connection point and brick built fireplace with quarry tiled hearth and gas fire. Open through to the:

A detached bungalow on the outskirts of town. Having accommodation comprising: porch, entrance hall, lounge, dining room, conservatory, kitchen, two double bedrooms, bathroom and separate WC. Outside the property has a driveway providing off-road parking, a garage and enclosed gardens. The property benefits from gas central heating and double glazing.  
**NON-STANDARD CONSTRUCTION**





#### DINING ROOM

10'2" x 9'3" (3.10m x 2.82m)

Having coved & textured ceiling, radiator and small pane glazed double doors through to the:

#### CONSERVATORY

9'0" x 8'3" (2.74m x 2.51m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to side elevation and garden.



#### KITCHEN

9'8" x 6'7" (2.95m x 2.01m)

Having sealed unit double glazed uPVC windows to both side elevations and fitted with a range of base & wall units with work surfaces and tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, space for gas cooker, cupboards and drawers under, cupboards and concealed cooker hood over. Work surface return with space & plumbing for automatic washing machine under and further work surface return with cupboard & drawer under. Space for upright fridge/freezer.





#### **BEDROOM ONE**

11'10" x 10'4" (3.61m x 3.15m)

Having sealed unit double glazed uPVC window to front elevation, coved & textured ceiling, radiator and built-in cupboard.

#### **BEDROOM TWO**

11'10" x 10'4" (3.61m x 3.15m)

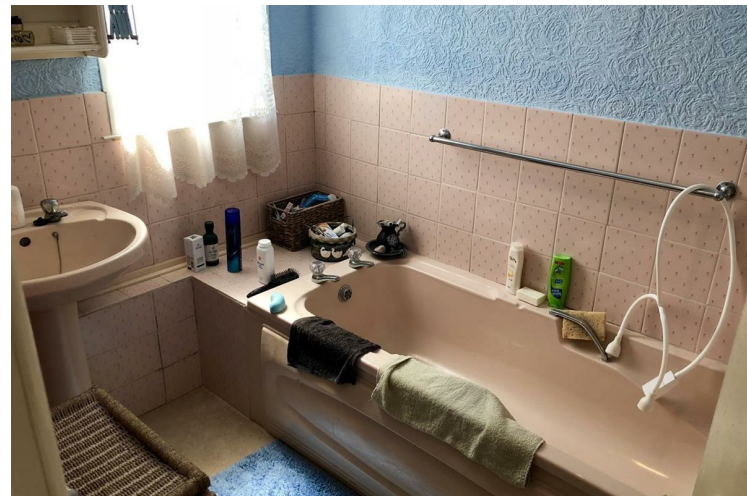
Having sealed unit double glazed uPVC window to rear elevation, coved & textured ceiling, radiator and built-in cupboards.

#### **BATHROOM**

Having sealed unit double glazed uPVC window to rear elevation, part tiled walls, panelled bath and pedestal wash hand basin.

#### **SEPARATE WC**

Having sealed unit double glazed uPVC window to rear elevation and low level WC.



#### EXTERIOR

To the front of the property there is a gravelled driveway which provides off-road parking leading to the:

#### GARAGE

Of timber construction with double doors to front.

#### GARDENS

To the side of the property there is a shaped lawn which is enclosed by hedging. A footpath leads to the side & rear of the property with the rear being paved.





## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler served by radiators and the property is double glazed. The current council tax is band B. We are advised that the bungalow is of non-standard construction.

## DIRECTIONS

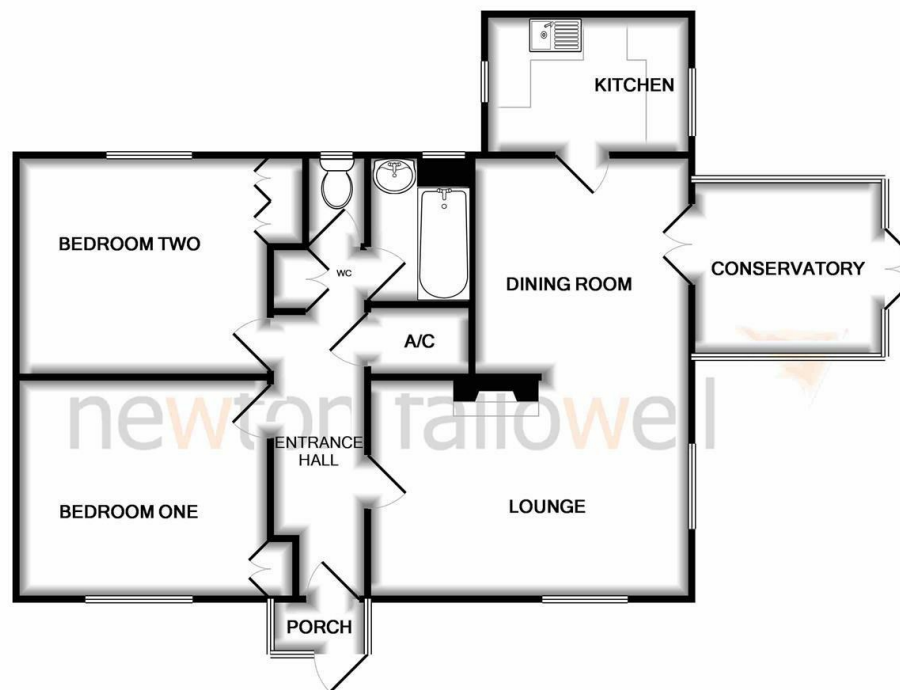
From our offices in Wide Bargate proceed to the Bargate End roundabout and take the third exit on to John Adams Way. Proceed over Haven Bridge and at the next roundabout take the first exit on to Spalding Road. At the subsequent roundabout take the third exit on to the B1397 London Road. Turn right on to Garfits Lane then right on to Park Road. At the end of Park Road turn right on to Wyberton West Road where the subject property can be located on the right hand side, as indicated by our For Sale board.

## VIEWING

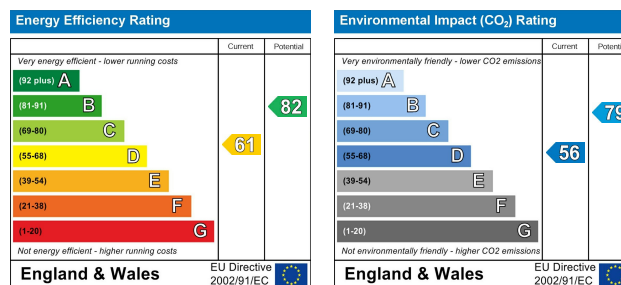
By appointment with Newton Fallowell - telephone 01205 353100.

## AGENT'S NOTE

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



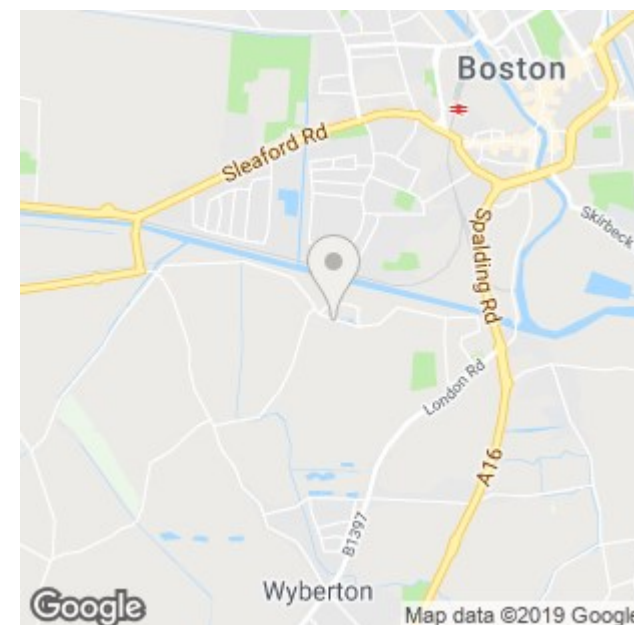
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2018



*Where Homes  
Are Valued!*

Find out how much your home is  
worth instantly online now by visiting

[newtonfallowell.co.uk/valued](http://newtonfallowell.co.uk/valued)



**NEWTON  
FALLOWELL**

t: 01205 353100  
e: [boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)  
[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)

