



**£249,950**

16 Tytton Lane West, Wyberton, Boston, Lincolnshire PE21 7HL

**SHARMAN BURGESS**

**16 Tytton Lane West, Wyberton, Boston,  
Lincolnshire PE21 7HL  
£249,950 Freehold**

A well presented detached house situated on the outskirts of town in a popular residential location within Wyberton, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, study/dining area, garden room, kitchen, large utility, ground floor cloakroom, three bedrooms to the first floor and a modern family bathroom. Further benefits include ample off road parking, garage, gas central heating and enclosed rear garden.

#### ACCOMMODATION

##### ENTRANCE HALL

Having uPVC entrance door with side panel windows, staircase rising to first floor, radiator, coved cornice, under stairs storage cupboard.

##### LOUNGE

11'8" x 13'4" (3.56m x 4.06m)

Having double glazed window to front elevation, wood laminate flooring, radiator, fireplace with wooden mantle and marble surround, TV aerial point, coved cornice, double doors through to: -

##### STUDY/DINING AREA

9'9" x 8'10" (2.97m x 2.69m)

Having solid wooden flooring, radiator, coved cornice, open through to: -



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#### GARDEN ROOM

8' 10" x 8' 10" (2.69m x 2.69m)

Having solid wooden flooring, TV aerial point, double glazed patio doors to rear garden, coved cornice, door to: -

#### KITCHEN

20' 0" x 11' 1" (6.10m x 3.38m)

Being fitted with a range of wall and base level storage units, areas of work surfaces, inset composite one and a half bowl sink and drainer with mixer tap, integrated double oven, integrated four ring gas hob with stainless steel extractor above, space for dishwasher, tiled flooring, double glazed window to rear aspect, space for American style fridge freezer, partly tiled walls, radiator, door to: -

#### REAR ENTRANCE UTILITY

18' 6" x 7' 2" (maximum) (5.64m x 2.18m)

Being fitted with a range of base level storage units with worksurfaces over, space and plumbing for automatic washing machine, space for condensing tumble dryer, space for standard height fridge, wall mounted Glow Worm central heating boiler, partly tiled walls, double glazed window to rear aspect, uPVC glazed rear entrance door, tiled flooring, radiator, integral door to garage, door to: -

#### GROUND FLOOR CLOAKROOM

Being fitted with a low level push button WC, pedestal wash hand basin, radiator, extractor fan, double glazed window to side elevation, tiled flooring, shelving recess (offering potential for the installation of a shower).

#### FIRST FLOOR LANDING

Having stairs rising from entrance hall, double glazed window to side elevation, exposed wooden flooring, airing cupboard.



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#### **BEDROOM ONE**

13'3" x 13'6" (to door recess) (4.04m x 4.11m)

Having double glazed window to front elevation, radiator, exposed wooden flooring, TV aerial point.

#### **BEDROOM TWO**

8'9" x 13'5" (maximum to door recess) (2.67m x 4.09m)

Having double glazed window to rear elevation, radiator, TV aerial point, coved cornice, exposed wooden flooring.

#### **BEDROOM THREE**

9'0" x 8'7" (2.74m x 2.62m)

Having double glazed window to front elevation, radiator, coved cornice, built-in over stairs storage cupboard.

#### **FAMILY BATHROOM**

Being fitted with a modern suite comprising a panelled bath with mixer tap and wall mounted electric shower above with fitted shower screen, pedestal wash hand basin, low level WC, wood laminate flooring, partly tiled walls, double glazed windows to side and rear elevations, coved cornice, extractor fan, radiator.

#### **EXTERIOR**

To the front, the property is approached over a good sized concrete driveway providing parking and vehicular access to the garage. The driveway is served by an EV charging point. There is a shaped area of lawn with gravelled borders. Gated side access leads to the rear garden.

#### **GARAGE**

17'7" x 8'8" (5.36m x 2.64m)

Having up and over door, window to side elevation, served by power and lighting.

#### **REAR GARDEN**

Initially comprising a paved patio seating area leading to an area of lawn with raised shrub and bush borders and raised slate borders. The garden is fully enclosed by timber fencing, is served by an outside light and tap and houses a timber garden shed.

#### **SERVICES**

Mains gas, electricity, water and drainage are connected.

#### **REFERENCE**

14042025/28967451/WAT



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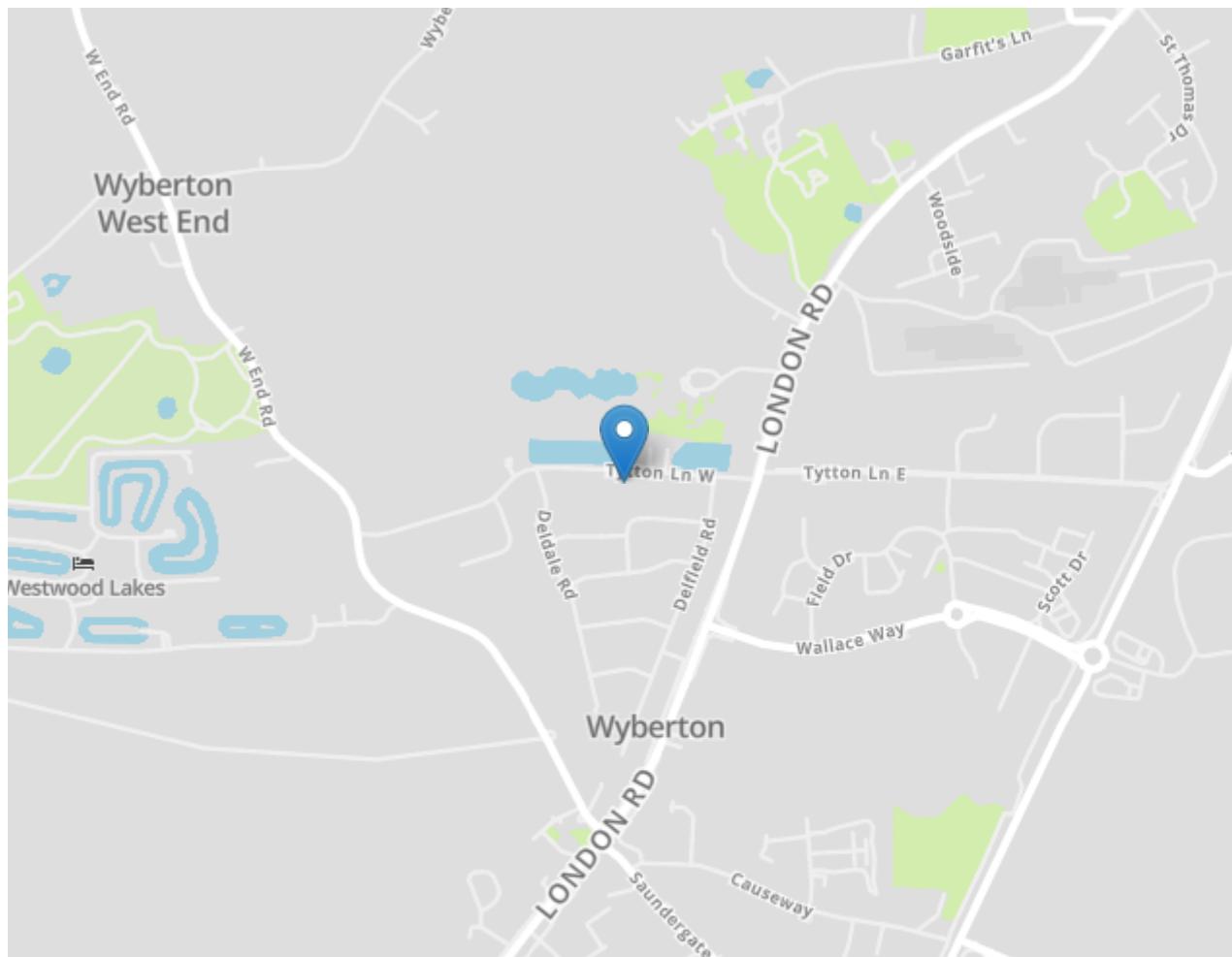
#### AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

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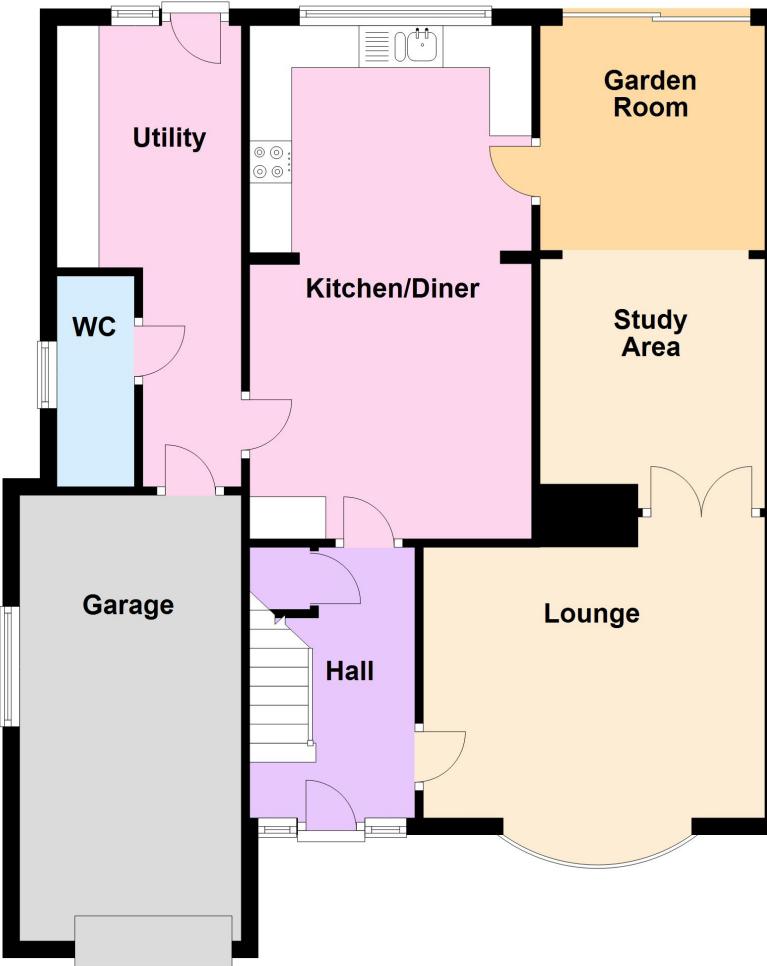
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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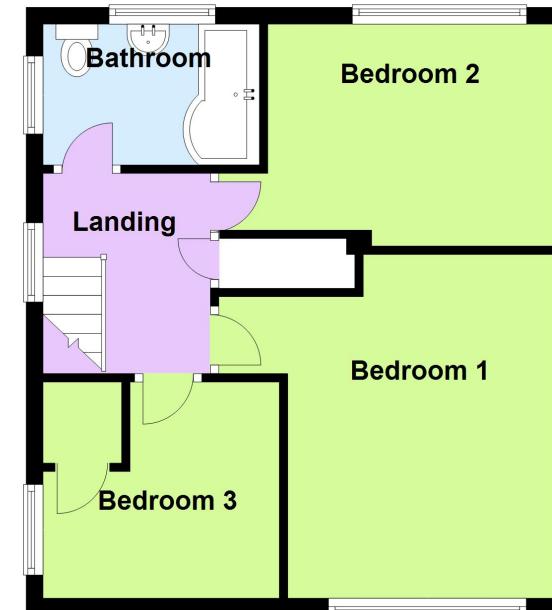
## Ground Floor

Approx. 85.3 sq. metres (917.9 sq. feet)



## First Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



Total area: approx. 127.1 sq. metres (1368.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		