



**£325,000**

53 Tytton Lane East, Wyberton, Boston, Lincolnshire PE21 7HP

**SHARMAN BURGESS**



**53 Tytton Lane East, Wyberton, Boston,  
Lincolnshire PE21 7HP  
£325,000 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having front entrance door with obscure glazing and obscure glazed window to side elevation, tiled flooring, dado rail, ceiling light point, further glazed door through to: -

**ENTRANCE HALL**

Having dado rail, coved cornice, ceiling mounted lighting, access to loft space, personnel door to garage, two radiators, airing cupboard housing the hot water cylinder and slatted linen shelving within.

A highly impressive large detached bungalow with south facing garden to the rear and flexible living accommodation which can be utilised in a variety of ways. Accommodation comprises an entrance porch, large entrance hall, lounge, kitchen, dining room, garden room, separate office, utility room, shower room, family bathroom and 3/4 bedrooms with bedroom 4 currently used as a dining room. Further benefits include a block paved driveway, single garage and gas central heating. The property is immaculately presented throughout.



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### LOUNGE

24' 5" (maximum taken at the longest point) x 14' 5" (7.44m x 4.39m) - irregular shaped room.

Having window to side elevation, French doors leading out to the garden, radiator, coved cornice, ceiling light point, additional wall mounted lighting, TV aerial point, living flame coal effect gas fire with fitted display surround and hearth.

### KITCHEN

14' 5" x 9' 9" (4.39m x 2.97m)

Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink and drainer with mixer tap, extensive range of base level storage units with corner display shelving and wine rack, drawer units and matching eye level wall units, space for twin height fridge freezer, integrated oven and grill, five ring gas hob with illuminate fume extractor above, integrated dishwasher, window to rear elevation enjoying views over the rear garden, ceiling mounted lighting, archway through to: -

### DINING ROOM

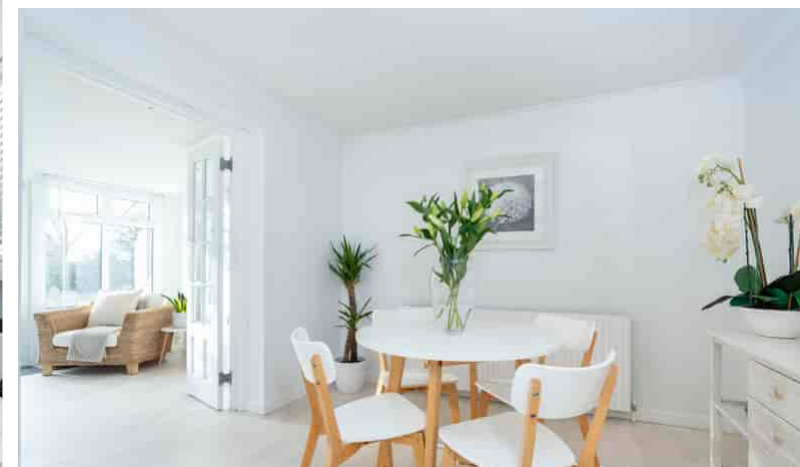
9' 9" x 9' 0" (2.97m x 2.74m)

Having coved cornice, wall mounted lighting, radiator, glazed double doors through to: -

### GARDEN ROOM

14' 4" (maximum) x 9' 3" (maximum) (4.37m x 2.82m)

Also accessed from the kitchen. Of brick and uPVC double glazed construction with fibreglass roof, dual aspect windows, double doors leading to the rear garden, ceiling light point, radiator.



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### UTILITY ROOM

9' 9" x 4' 4" (2.97m x 1.32m)

Having roll edge work surface, base level storage unit, wall unit, built-in larder style unit, plumbing for automatic washing machine, obscure glazed window to side elevation, ceiling light point.

### OFFICE

9' 9" x 4' 9" (2.97m x 1.45m)

Having obscure glazed window to side elevation, radiator, ceiling light point.

### BEDROOM ONE

13' 9" (maximum) x 11' 2" (maximum) (4.19m x 3.40m)

Having feature bow window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobes to the majority of one wall with hanging rails and shelving within, fitted chest of drawers and base level display shelving.

### BEDROOM TWO

11' 3" x 10' 9" (3.43m x 3.28m)

Having window to front elevation, radiator, coved cornice, ceiling light point.

### BEDROOM THREE

9' 9" (maximum) x 11' 8" (maximum) (2.97m x 3.56m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, fitted bedroom furniture with wardrobes to the majority of one wall with hanging rails and shelving within, fitted dressing table, chest of drawer and base level display shelving.



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#### BEDROOM FOUR

11' 4" (maximum) x 9' 2" (maximum) (3.45m x 2.79m)

Having window to front elevation, radiator, coved cornice, ceiling light point. Currently used as a dining room by the Vendor.

#### SHOWER ROOM

6' 9" x 5' 9" (2.06m x 1.75m)

Being fitted with a three piece suite comprising WC, wall mounted wash hand basin, shower cubicle with wall mounted mains fed shower within, non slip flooring, fully tiled walls, radiator, obscure glazed window to side elevation, ceiling light point, floor mounted gas central heating boiler.

#### BATHROOM

10' 1" x 5' 9" (3.07m x 1.75m)

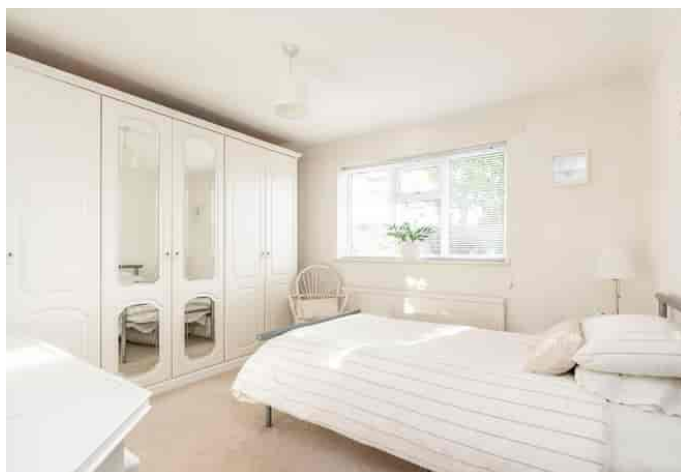
Being fitted with a three piece suite comprising corner panelled bath with mixer tap, WC, pedestal wash hand basin, tiled flooring, fully tiled walls, obscure glazed window to side side elevation, radiator, ceiling light point.

#### EXTERIOR

To the front, the property is approached over a dropped kerb, leading to a large block paved driveway which provides ample off road parking as well as vehicular access to the garage. The front garden is predominantly laid to lawn and has two trees set within. Gated access to either side of the property leads to the rear garden.

#### SINGLE GARAGE

Having up and over door, served by power and lighting.



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### REAR GARDEN

Benefitting from an approximate south facing aspect, the garden is initially laid to a paved patio seating area providing outside entertaining space. The remainder of the garden is laid to a shaped lawn with mature borders housing a variety of plants, shrubs and trees. To the rear right hand corner of the garden stands a timber garden shed, which is to be included in the sale. The garden is served by external lighting.

### SERVICES

Mains gas, electricity, water and drainage are connected to the property.

### REFERENCE

13122024/28513276/VER



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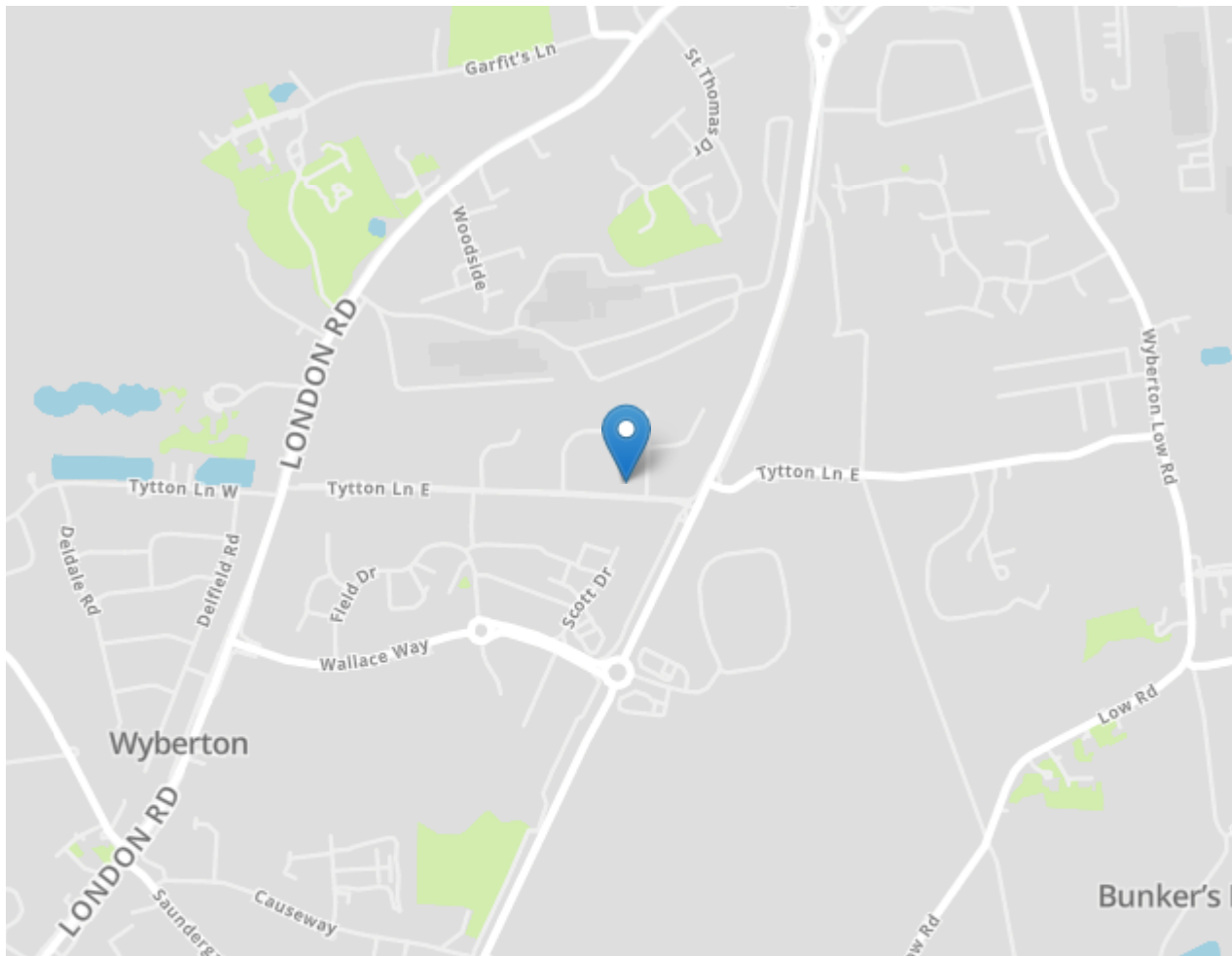
## AGENT'S NOTES

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.

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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.



**SHARMAN BURGESS**



# Ground Floor

Approx. 182.4 sq. metres (1963.6 sq. feet)



Total area: approx. 182.4 sq. metres (1963.6 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>44</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC