



£189,950

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

SHARMAN BURGESS

**48 Tytton Lane West, Wyberton, Boston,
Lincolnshire PE21 7HL
£189,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having part glazed uPVC side entrance door, coved cornice, radiator, access to roof space. Airing cupboard housing the hot water cylinder, central heating boiler and slatted shelving within.

A good sized detached bungalow situated in the popular and well served village of Wyberton, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, study/snug, garden room, kitchen diner, two double bedrooms, shower room and separate WC. Further benefits include a block paved driveway, garage and low maintenance rear garden.



SHARMAN BURGESS



KITCHEN DINER

19' 11" x 9' 7" (6.07m x 2.92m)

Being fitted with a range of wall and base level storage units, areas of work surfaces with tiled splashbacks, inset composite one and a half bowl sink and drainer with mixer tap, integrated double oven, inset Bosch electric hob, double glazed window to side elevation, double glazed patio doors to rear elevation, radiator, tiled flooring. (The Vendor informs the Agent that the fridge freezer, washing machine, tumble dryer and dishwasher may be included within the sale, if required).

LOUNGE

16' 0" x 11' 11" (4.88m x 3.63m)

Having double glazed window to side elevation, radiator, coved cornice, TV aerial point, fireplace with marble hearth and multi fuel style stove. Sliding patio doors through to garden room.

Archway through to: -

STUDY/SNUG (FORMERLY BEDROOM THREE)

6' 2" x 8' 10" (1.88m x 2.69m)

Having double glazed window to side elevation, coved cornice, radiator, TV aerial point.

GARDEN ROOM

9' 1" x 11' 9" (2.77m x 3.58m)

Having tiled floor, double glazed window to side elevation, sliding patio doors leading to the rear garden, single glazed window through to kitchen diner, exposed brick walls, access to roof space above.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

10' 11" x 11' 11" (3.33m x 3.63m)

Having double glazed window to front elevation, radiator, coved cornice. (The Vendor informs the Agent that the three wardrobes may be included in the sale, if required).

BEDROOM TWO

10' 11" x 9' 9" (3.33m x 2.97m)

Having double glazed window to front elevation, radiator, coved cornice.

SHOWER ROOM

Being fitted with a two piece suite comprising walk-in double shower cubicle with wall mounted electric shower within, wash hand basin inset to vanity unit, fully tiled walls, tiled flooring, extractor fan, double glazed window to side elevation, wall mounted heated towel rail.

SEPARATE WC

Having low level WC, tiled floor, tiled walls, coved cornice, double glazed window to side elevation.

EXTERIOR

To the front, the property is approached over a block paved driveway providing ample off road parking and turning space as well as vehicular access to the single garage. The property benefits from gravelled and shrub and bush borders to the front and gated access to both sides of the property leading to the rear garden.

SINGLE GARAGE

15' 6" x 8' 2" (4.72m x 2.49m)

Having up and over door, double glazed window to rear elevation, served by power and lighting. The Vendor informs the Agent that a new fibreglass roof was fitted in 2024.

REAR GARDEN

The low maintenance rear garden is predominantly laid to paved patio, with shrub and bush borders and a shaped lawn area. To the side of the property is a further shrubbed area. The garden houses two timber sheds and is fully enclosed by a mixture of timber fencing and hedging.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

28072025/29348381/LOM



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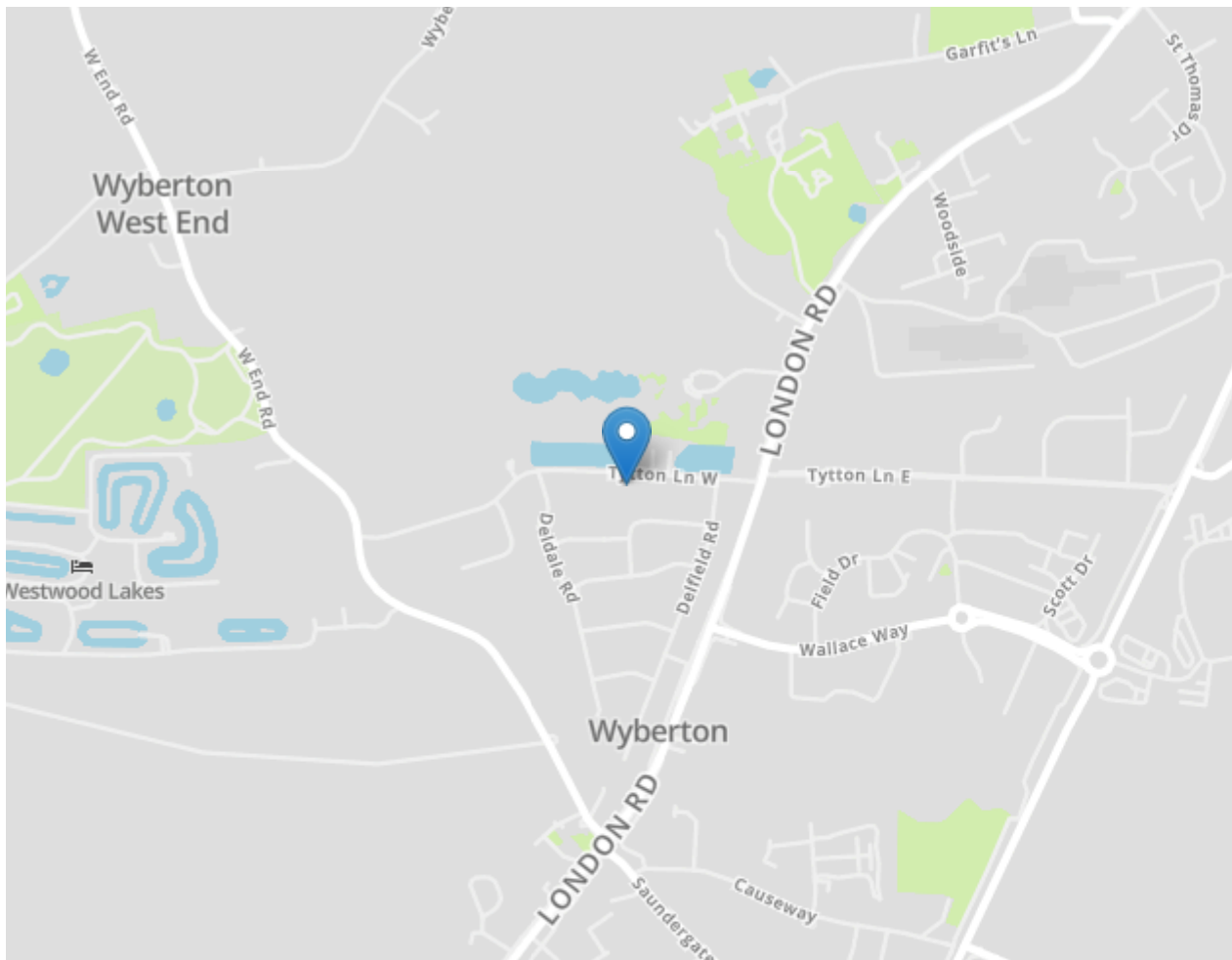
AGENT'S NOTES

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.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

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. 103.7 sq. metres (1116.2 sq. feet)



Total area: approx. 103.7 sq. metres (1116.2 sq. feet)



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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 73 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |