

Pygott & Crone

The Nightins, Wyberton West Road

Boston, Lincolnshire, PE21 7LH

£499,950

3 Bedroom Detached Bungalow

- Freehold
- Four Bedroom Detached Bungalow
- Ample Off Road Parking
- Gated Entrance, Approx 1 Acre Plot (sts) and Large Detached Double Garage
- Neighbouring Grassland To The Rear
- Lounge, Office and Snug
- Spacious Kitchen Diner
- Viewing Essential
- EPC Rating - D, Council Tax Band - D

Click here to access the Energy Performance Certificate for The Nightins, Wyberton West Road, Boston, Lincolnshire, PE21 7LH





Overview

Tucked away behind secure electric gates and set within approximately one acre of beautifully landscaped grounds (sts), this exceptional four bedroom detached bungalow offers a rare combination of modern comfort, spacious living, and peaceful countryside surroundings—all just a short drive from the heart of Boston.

The approach is immediately impressive. Entering through an elegant lychgate with electric gates, you're welcomed by a generous Tarmacadam driveway offering ample parking. To the side, a substantial double garage (9.6m x 6m) provides excellent storage and workshop potential. Recently upgraded, it features Hormann automated insulated sectional doors in a stylish Golden Oak finish. Thoughtfully designed, the garage also includes an integrated mower shed (3m x 3.7m) and a separate mechanic's washroom with WC, making it ideal for car enthusiasts, hobbyists, or trades.





Inside, the home unfolds into a spacious and versatile layout ideal for modern family life. The large dual-aspect living room enjoys views across the rear garden and opens onto the sun terrace—perfect for relaxing or entertaining. With a feature gas fireplace, wooden shutter blinds, and air conditioning, it's a space designed for year-round comfort.

At the heart of the home is an open-plan kitchen and dining area, complete with oak-fronted units, an oil-fired Watson range cooker, and a charming bay window to the front. Adjacent to the kitchen, a separate utility room provides space for laundry appliances and includes a water softener.

If you're working from home the dedicated study is equipped with high-speed fibre broadband. Next door, a versatile sun room—currently used as an additional bedroom—features French doors opening directly onto the terrace, creating a seamless connection to the outdoors.

The bedroom accommodation offers flexibility and comfort, with the principal bedroom enjoying a bay window, built-in Hammond wardrobes, and air conditioning. A second double bedroom to the rear also includes fitted wardrobes and A/C, while the third bedroom provides a cosy single. There's also a hobby/sewing room overlooking the garden, as well as ample storage throughout, including a dedicated store room and airing cupboard.





Two beautifully appointed bathrooms serve the home: a luxurious main bathroom with a freestanding bath, underfloor heating, and a moonlight-effect ceiling, and a separate shower room—also with underfloor heating and A/C.

Outside, the property truly comes into its own. The expansive, mature garden has been thoughtfully designed for both relaxation and entertaining. A timber gazebo with a shingle-tiled roof sits alongside a newly re-lined ornamental pond and a dedicated BBQ area, while two secluded patio spaces offer peaceful spots to unwind. The entire garden space is ideal for families, keen gardeners, or those who simply enjoy spending time outdoors.

In addition, a 5kW solar panel system (installed in 2022) ensures improved energy efficiency and helps reduce running costs and a new septic tank and Boiler has been fitted by the current owners.

Positioned in a peaceful setting yet within easy reach of Boston's shops, schools, healthcare facilities and transport links, this home offers the perfect blend of rural charm and everyday convenience.



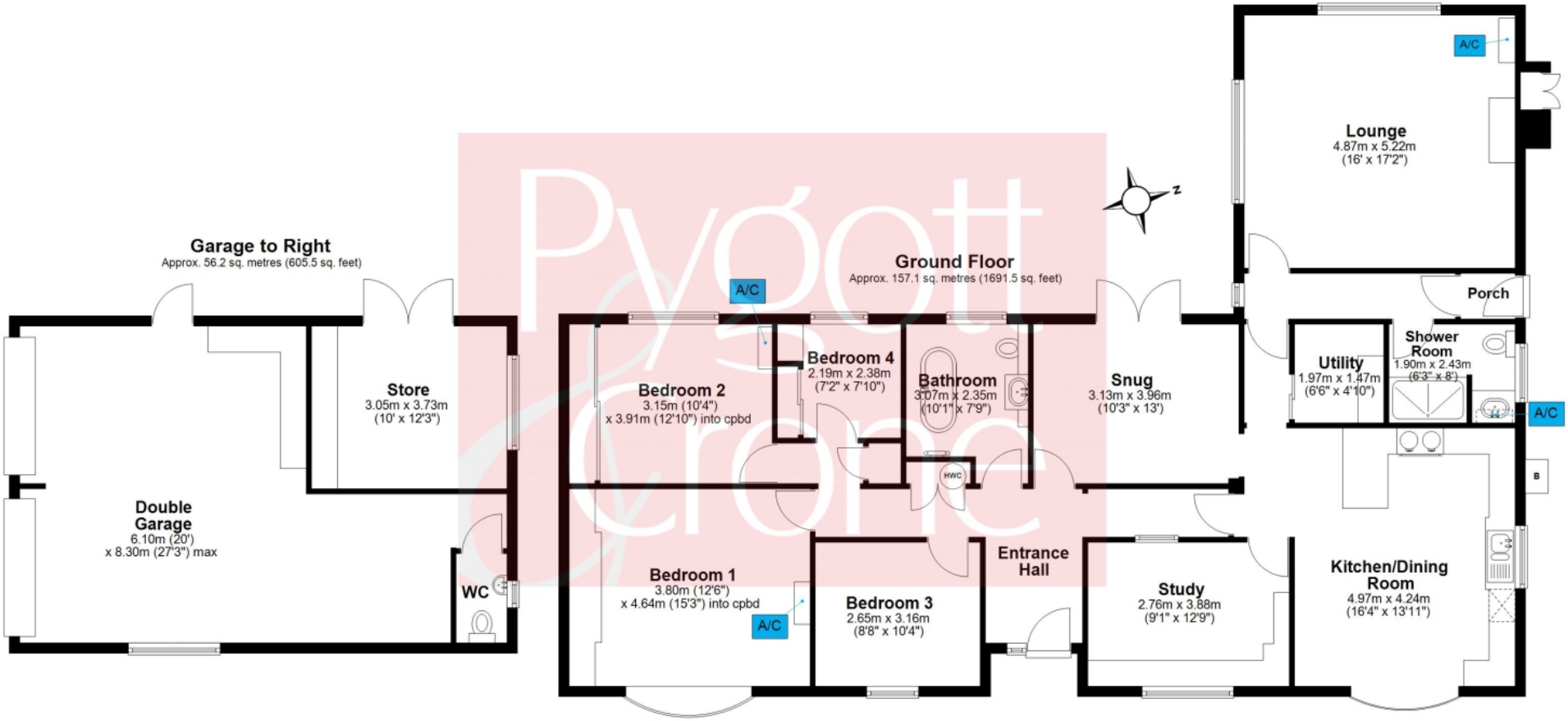












Total area: approx. 213.4 sq. metres (2297.0 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.









Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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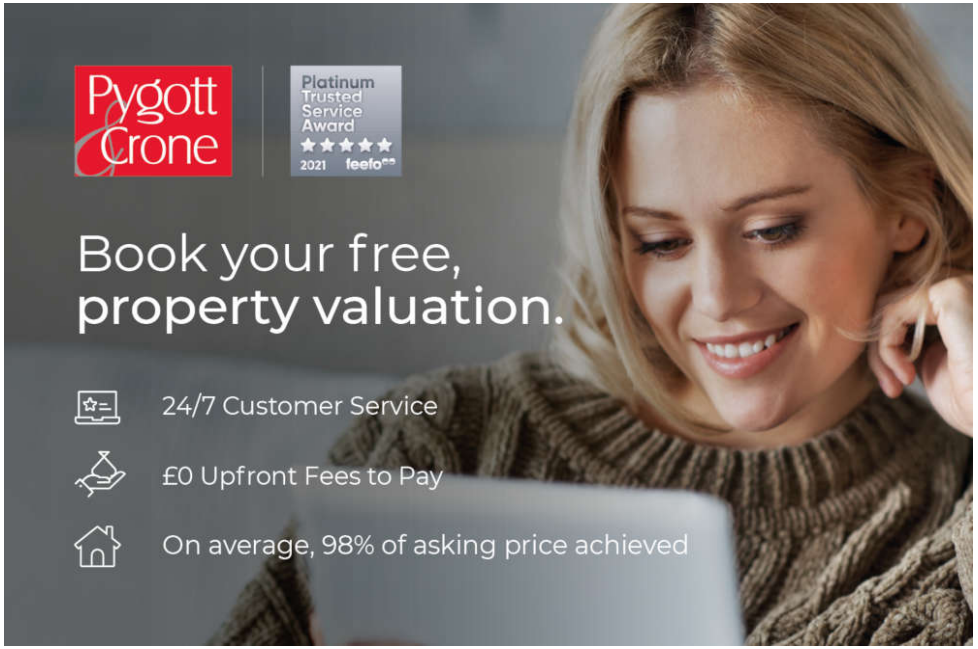


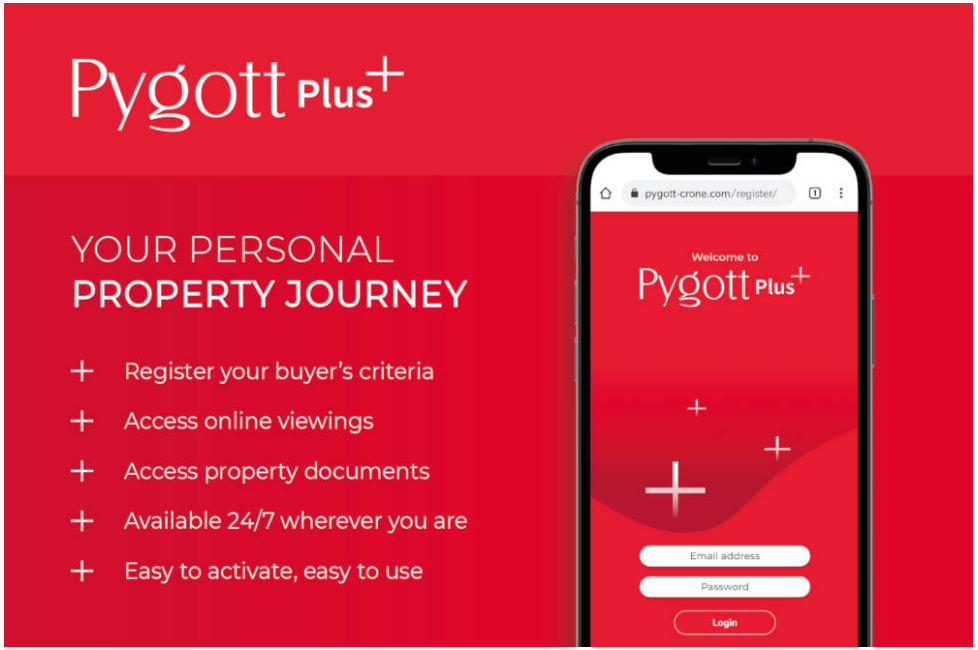









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Houses. Homes. Harmony.

Pygott & Crone

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is on the market with our Boston branch

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