



76 Tytton Lane West
Wyberton, Boston, Lincolnshire, PE21 7HN

Guide Price
£110,000

3 Bedroom Detached Bungalow

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Three Bedroom Detached Bungalow
- Ample Off Road Parking and Detached Garage
- Generous Front and Rear Gardens
- No Onward Chain
- Requires Renovation
- New Windows Fitted 2025
- Viewings Welcome
- EPC Rating - D, Council Tax Band - C

Click here to access the Energy Performance Certificate for 76 Tytton Lane West, Wyberton, Boston, Lincolnshire, PE21 7HN



Overview

Modern Method Of Auction - T & C's Apply

Offered for sale with no onward chain, this three-bedroom detached bungalow presents an excellent opportunity for those looking for a renovation project in a sought-after location.

The accommodation comprises an entrance hall, lounge, dining room, kitchen with utility, three bedrooms and a recently fitted shower room. The sellers have advised that the shower room was replaced in 2024, with new windows installed throughout in 2025.

Externally, the property benefits from generous front and rear gardens, ample off-road parking and a detached garage, offering excellent potential for a range of purchasers.

Situated in a particularly pleasant location, this property offers fantastic scope to modernise and create a superb home to suit your own tastes and requirements.

Viewing is highly recommended to appreciate the potential and position on offer.



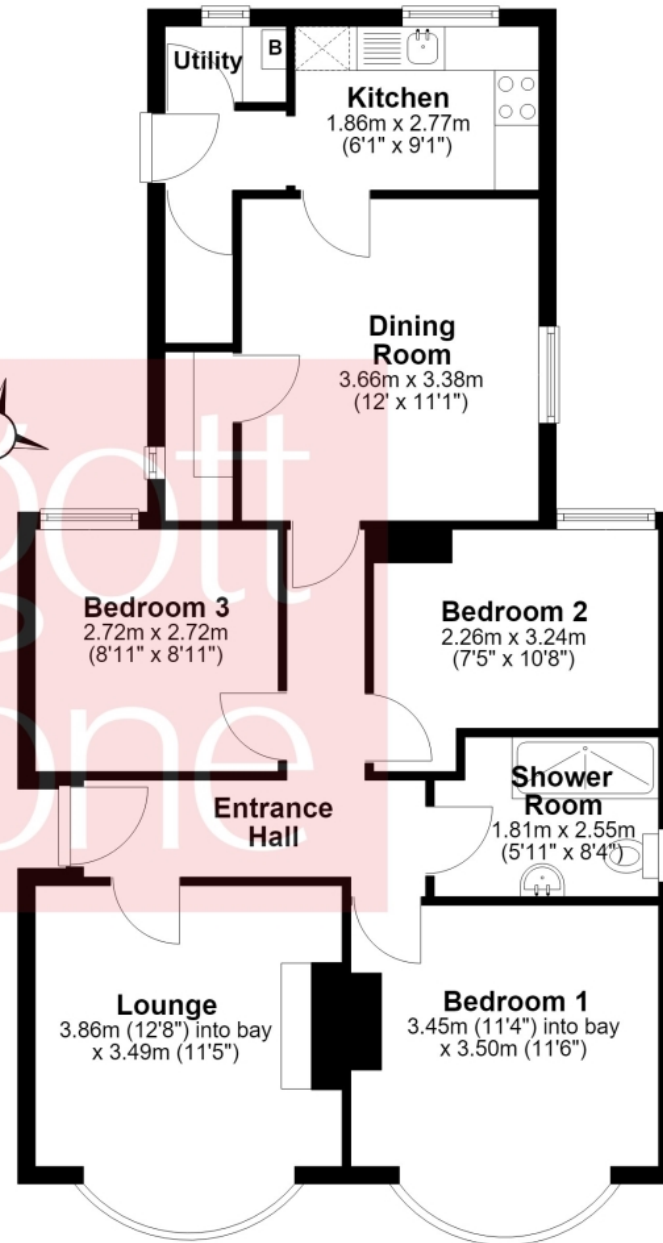
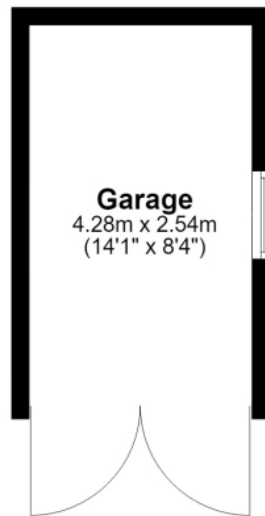


Ground Floor

Approx. 76.8 sq. metres (826.5 sq. feet)

Garage to Rear Left

Approx. 10.9 sq. metres (116.8 sq. feet)



Total area: approx. 87.6 sq. metres (943.3 sq. feet)

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



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

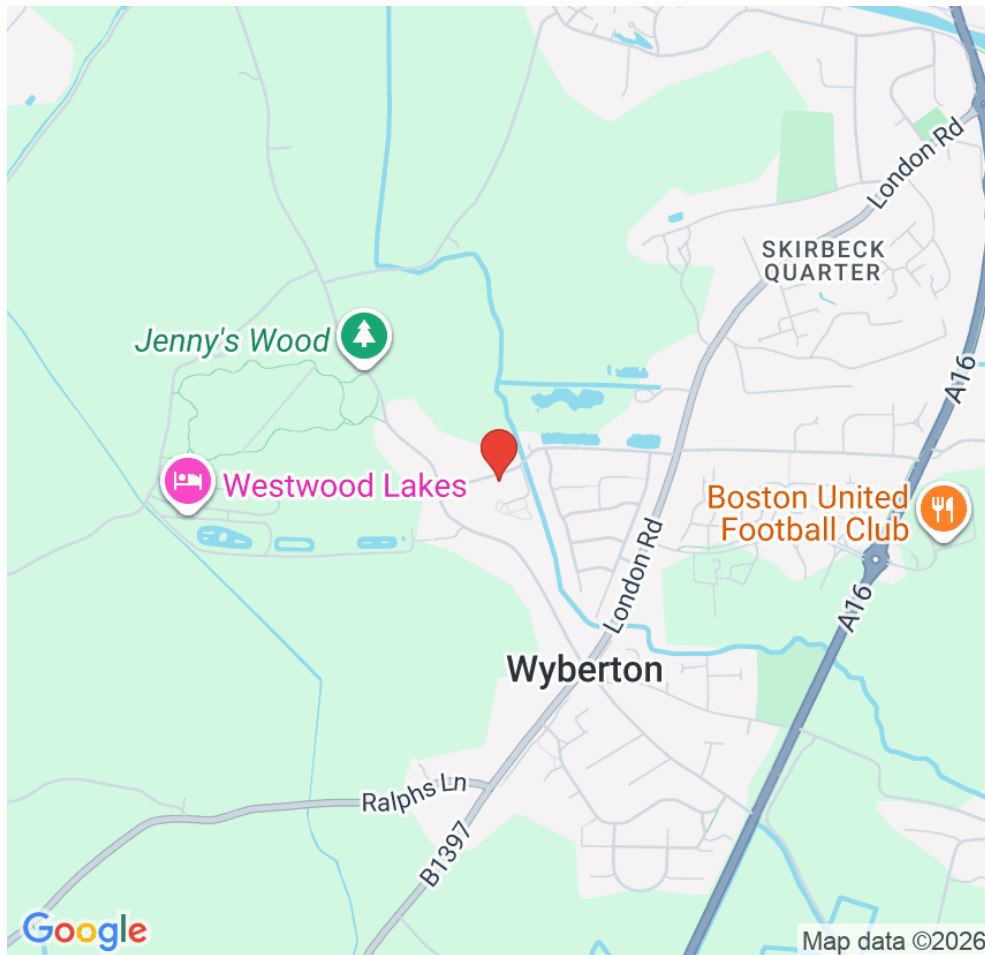
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall



Location



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is on the market with our Boston branch

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