



2 North Forty Foot Bank
Wyberton Fen, Boston, Lincolnshire, PE21 8HX

£220,000

3 Bedroom Detached House

- Freehold
- 3 Bedroom Detached House
- Beautiful Semi-Rural Location
- Ample Off Road Parking And Garage
- Open Plan Lounge Diner
- Front and Rear Gardens
- Gas Central Heating
- Viewing Essential
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 2 North Forty Foot Bank, Wyberton Fen, Boston, Lincolnshire, PE21 8HX](#)



Overview

Enjoying a pleasant semi-rural setting whilst remaining within easy reach of the town centre, this well-proportioned three bedroom detached home offers a fantastic balance of space, outlook and convenience.

Positioned with open field nearby and overlooking a picturesque waterway to the front, the property occupies a generous plot with ample off-road parking and a detached garage, making it ideal for a range of buyers.



Internally, the accommodation is both practical and inviting. The ground floor comprises an entrance hall leading through to a spacious open plan lounge/dining room, providing an excellent space for both relaxing and entertaining. The kitchen sits to the rear with access into a useful conservatory/utility area, alongside a separate breakfast room, offering additional versatility.

To the first floor, there are three well-proportioned bedrooms, all accessed from the landing, along with a family bathroom.

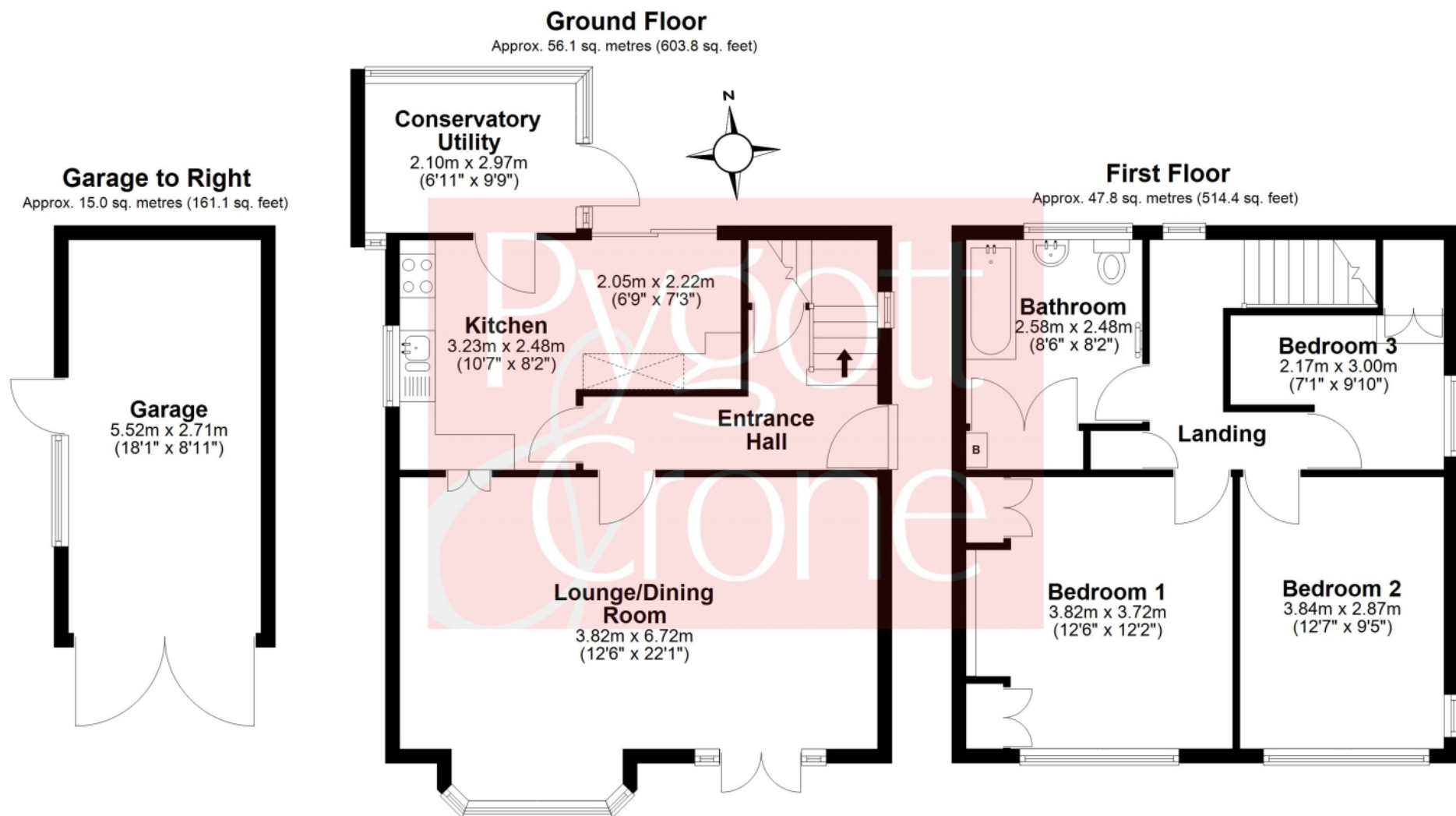
Externally, the property benefits from generous front and rear gardens, perfect for enjoying the surrounding setting, along with ample parking and a detached garage to the side.

Further benefits include gas central heating and a freehold tenure. EPC Rating D, Council Tax Band B.

A viewing is highly advised to fully appreciate the location and space on offer.

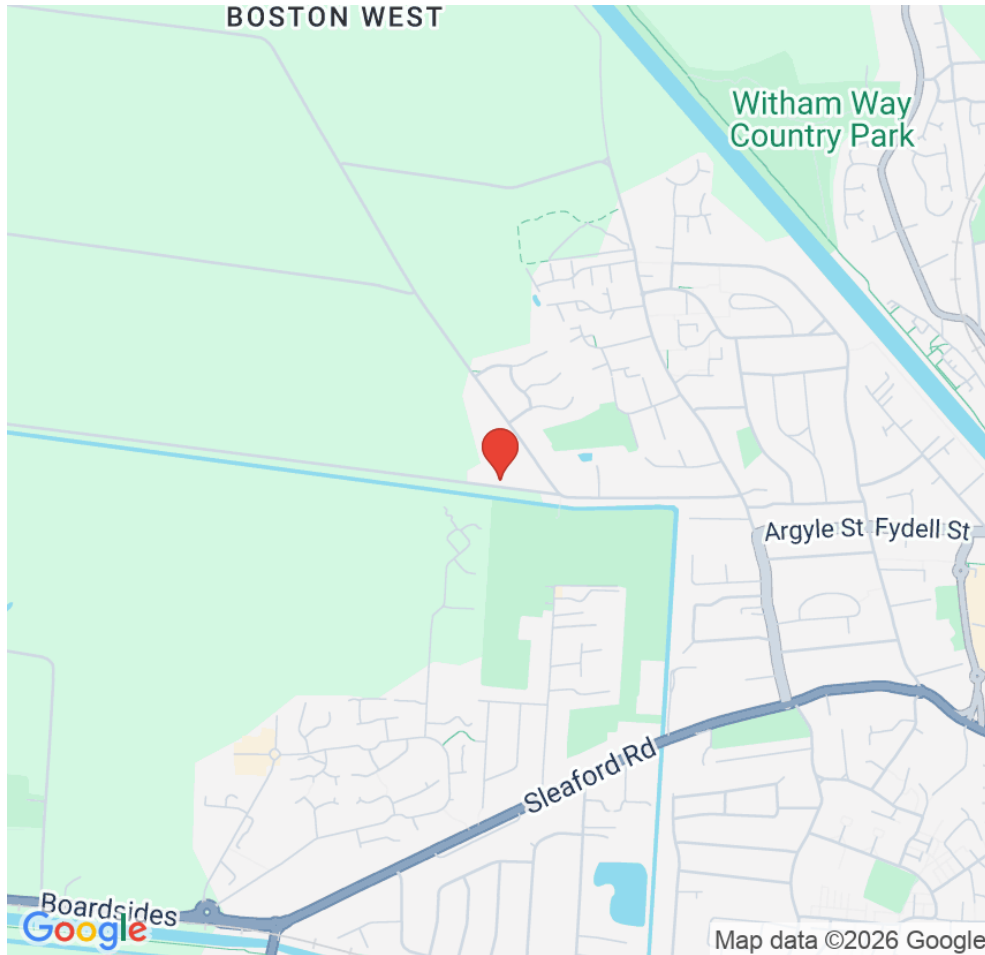








Location



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is on the market with our Boston branch

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