



99 Wyberton West Road
Boston, Lincolnshire, PE21 7JS

£250,000

3 Bedroom Detached House

- Freehold
- No Onward Chain
- Three Bedroom Extended Alison Style House
- Front and Rear Gardens, Ample Off Road Parking
- Large Kitchen With Centre Island
- Spacious Lounge With Adjacent Dining Room
- Conservatory
- Landscaped Garden and Access To The River Bank
- Gas Central Heating, Modern UPVC Windows and Doors
- EPC Rating - B, Council Tax Band - C

Click [here](#) to access the Energy Performance Certificate for 99 Wyberton West Road, Boston, Lincolnshire, PE21 7JS



Overview

Situated on the ever-popular Wyberton West Road, this well-presented three bedroom detached Alison house offers spacious and thoughtfully improved accommodation, ideally suited to modern family living, while enjoying convenient access to Boston town centre and a range of local amenities.



The accommodation is arranged around a welcoming entrance hall, leading through to a generous lounge which opens into the dining area, creating a superb flow for everyday living and entertaining. The dining space is further enhanced by a conservatory to the rear, overlooking the garden. A particular feature of the home is the extended kitchen, designed very much as the heart of the property, offering an impressive entertaining space with a central island and ample room for cooking, dining and socialising. A separate utility room and ground floor WC add practicality to the layout.

To the first floor, there are three well-proportioned bedrooms together with a beautifully appointed family bathroom, fitted with both a separate shower and bath and finished to a high standard.

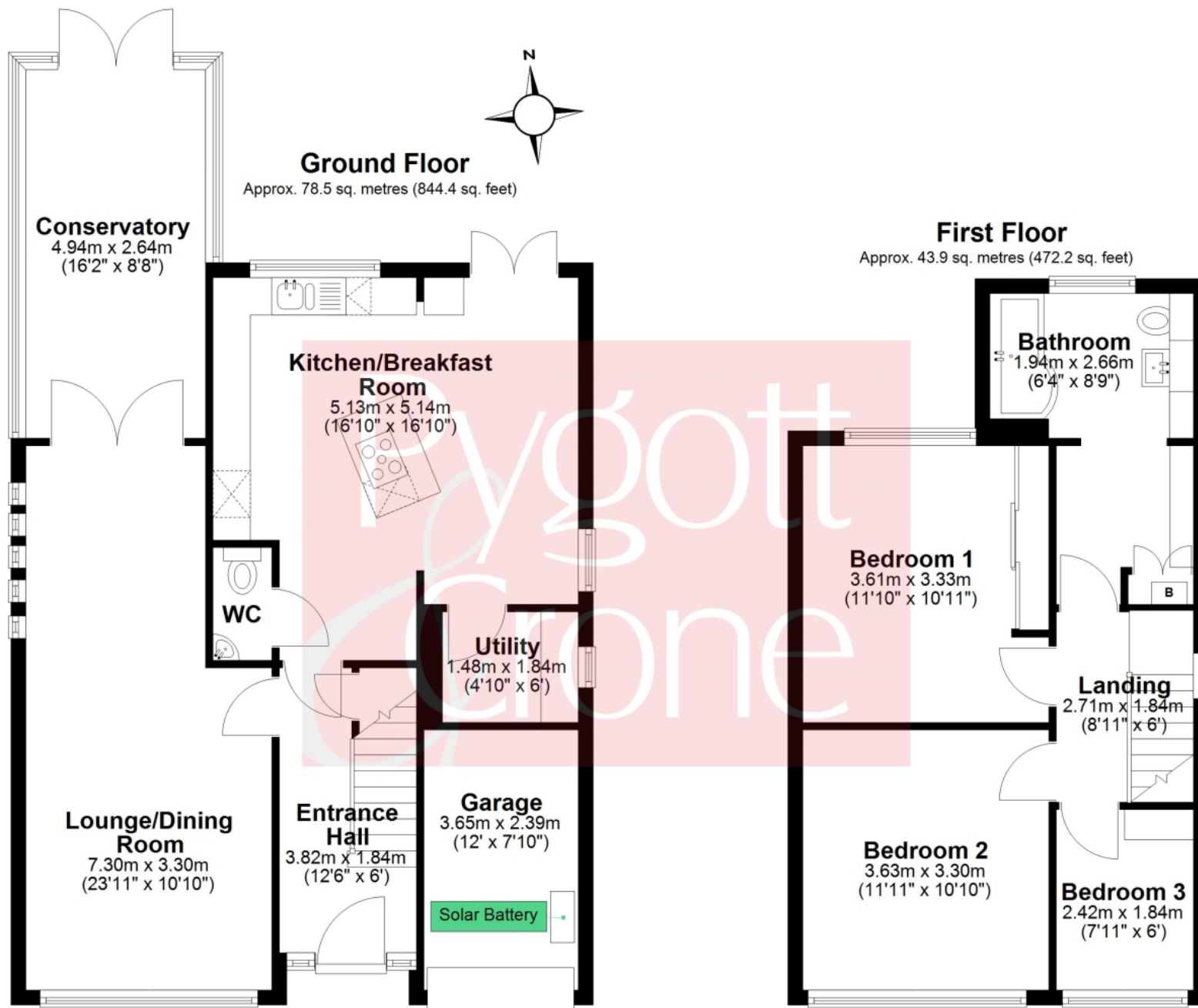
Externally, the property benefits from a lawned frontage, ample off-road parking and a garage to the side. To the rear, the generous landscaped garden has been designed for enjoyment, featuring a substantial decked seating area and direct access onto the river bank, creating a particularly attractive outdoor setting.

A well-balanced home in a convenient non-estate location, offering versatile living space, excellent outside space and a superb extended kitchen.

The property also benefits from solar panels with battery storage which are owned outright.







Total area: approx. 122.3 sq. metres (1316.7 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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