

**MLS # 73492135 - New  
Single Family - Detached**



**25 Lyman St  
Westborough, MA 01581  
Worcester County**

List Price: **\$450,000**

Style: **Ranch**  
Color: **Green**  
Grade School: **Hastings/Mill P**  
Middle School: **Gibbons MS**  
High School: **Westboro High**  
Approx. Acres: **0.29 (12,415 SqFt)**  
Handicap Access/Features:

Total Rooms: **5**  
Bedrooms: **3**  
Bathrooms: **1 f 0h**  
Main Bath: **No**  
Fireplaces: **0**  
Approx. Street Frontage:  
Accessory Dwelling Unit: **No**

Directions: **Main Street to Lyman Street, or Rt. 9 to Lyman Street, Home is across from Tatnuck bookstore.**

**Charming 3-bedroom, 1-bath ranch perfectly suited for first-time buyers looking to enter the Westborough market or those seeking the ease of downsizing~This sun-filled home features a versatile sunroom, perfect for your morning coffee! Step outside to a rare, flat backyard that offers a private oasis for gardening, play, or summer BBQs~Town water/sewer, Gas heating~Recent updates include hook up sewer system to town~Located in a commuter's paradise, you are just minutes away from Routes 9 and 495, and Mass Pike, providing seamless access to the surrounding MetroWest area~Enjoy all the perks of Westborough living, including top-rated schools, vibrant local dining, shopping. Don't miss this opportunity to own a well maintained home in one of Massachusetts' most sought-after communities!**

### Property Information

Approx. Living Area Total: **1,152 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,152 SqFt**

Approx. Below Grade: **0 SqFt**

Living Area Disclosures: **No Basement. On a Slab**

Heat Zones: **Forced Air, Gas**

Cool Zones: **Window AC**

Parking Spaces: **4 Off-Street, Paved Driveway**

Garage Spaces: **0**

Disclosures:

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		<b>Flooring - Wall to Wall Carpet, Main Level</b>
Dining Room:	1		-
Kitchen:	1		<b>Flooring - Vinyl, Main Level</b>
Main Bedroom:	1		<b>Closet, Flooring - Wall to Wall Carpet, Main Level</b>
Bedroom 2:	1		<b>Closet, Flooring - Wall to Wall Carpet, Main Level</b>
Bedroom 3:	1		<b>Flooring - Wall to Wall Carpet, Main Level</b>
Bath 1:	1		<b>Bathroom - Full, Bathroom - Tiled With Shower Stall, Main Level</b>
Laundry:	1		<b>Main Level</b>
Other:	1		<b>Flooring - Stone/Ceramic Tile, Main Level</b>

### Features

Appliances: **Range, Microwave, Refrigerator, Washer, Dryer**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Highway Access, House of Worship, Public School, T-Station**

Basement: **No**

Beach: **No**

Construction: **Frame**

Energy Features: **Storm Doors**

Exterior: **Wood**

Exterior Features: **Porch, Porch - Screened, Storage Shed**

Flooring: **Vinyl, Wall to Wall Carpet**

Foundation Size:

Foundation Description: **Slab**

Insulation: **Full**

Lot Description: **Corner, Level**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Electric Range, for Electric Oven**

Water Utilities: **City/Town Water**

### Other Property Info

Disclosure Declaration: **Yes**

Exclusions:

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1955** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

### Tax Information

Pin #: **M:0028 B:000040 L:0**

Assessed: **\$420,700**

Tax: **\$6,853** Tax Year: **2025**

Book: **14488** Page: **277**

Cert:

Zoning Code: **R**

Map: Block: Lot:

Waterfront: **No**

### Office/Agent Information

**Office:** Keller Williams Pinnacle MetroWest  (508) 754-3020

**Agent:** Muneeza Realty Group (508) 254-5312

**Team Member(s):** Muneeza Nasrullah  (508) 254-5312

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