



The Walnut Special, Frampton Gate, Frampton

£350,000

Available plots 99, 100 & 172

THE WALNUT SPECIAL – Plot 172 - The detached Walnut Special is **READY NOW** and has a lovely position on the front, a single garage and has a fantastic unique layout and features a more modern ‘open-plan’ living space with a separate lounge which flows through to a ‘living kitchen’ area with ample space for cooking, sitting and dining with French doors leading out to the rear garden. A nook off the main hall provides a separate study area for anyone that works from home. To the first floor, this superb family home actually has four double bedrooms with en suite and fitted wardrobe off the master bedroom and a spacious family bathroom with both bath and separate shower. The garden is totally enclosed and the buyer of No.172 will also benefit from an already turfed garden in addition to a combination of quality fitted neutral carpets and wood grain style flooring. Plots 100 & 99 will be ready for an autumn completion.

In our opinion, the Frampton Gate development is one of the nicest developments that we have seen from developers on the scale of Allison Homes. Situated less than a ten-minute drive from the historic market town of Boston off Middlegate Road in the much sought-after village of Frampton, this most attractive development of beautifully designed family homes has an attractive tree-lined frontage is situated within walking distance of the neighbouring village of Kirton which enjoys both primary and secondary schools in addition to many amenities to suit all age groups.

These brand new individually designed homes provide a fabulous range of 2,3,4 and 5 bedroom properties to suit modern and traditional lifestyles, with a winning combination of open-plan living, generous light-filled reception rooms and cosy study areas. We are really impressed by the plans for several green areas and attractive landscaping that give a more established ‘village feel’ as well as wider roads and some really generous gardens too.

We are proud to be working as a partner agent alongside the Allison Homes team so please call us to arrange a viewing or to ask us about the fantastic range of buyer incentives available to suit both first time buyers and home-movers alike including:

- **ASSISTED SALE** – Where Allison Homes may be able to help you with the sale of your property AND pay your estate agency fee.
- **PART-EXCHANGE** – Allows you to purchase your new Allison Home without selling your property yourself so **NO FEES, CHAINS or DELAYS**.
- **FORCES HELP TO BUY** – Under the scheme Armed Forces personnel can borrow up to 50% of their annual salary interest free (to maximum of £25,000).
- **Terms and Conditions Apply**



Hallway – Has a **study area off measuring 6'0 x 6'0** staircase to the first floor, **cloakroom** and under-stairs storage cupboard.

Living Room 4.98m x 3.76m (16'4 X 12'4) - Has a uPVC window to the front aspect, radiator, central ceiling light point and open access through to the:

Dining Area 5.11m x 3.20m (16'9 X 10'6) – Has French doors to the rear, radiator, door to the hallway and open access flowing through to the:

Kitchen 3.40m x 3.38m (11'2 x 11'1) – Having a uPVC window to the rear and LED spotlights to the ceiling. Kitchen already fitted as per the photograph shown here in plot 172 to include a range of worksurfaces with Shaker style drawer and cupboard units at both base and eye level. Integrated appliances include a ceramic hob with stainless steel extractor fan over, glass splashback and a stainless steel sink unit with mixer tap over. There is space and plumbing for the optional extra of a dishwasher.

Utility 2.03m x 1.78 (6'8 x 5'10) – Door to the side aspect, radiator, worksurfaces with cupboards beneath and plumbing for washing machine.



Bedroom One 3.78m x 3.71m (12'5 x 12'2) – Has a uPVC window to the front, radiator and fitted wardrobes with hanging rails.

En-suite – Comprising a three-piece modern white suite of tiled double shower enclosure, low flush WC and pedestal wash basin. There is a wall-mounted towel rail and extractor fan.

Bedroom Two 3.78m x 2.92m (12'5 x 9'7) -Has a uPVC window to the rear, radiator.

Bedroom Three 3.38m x 2.95m (11'1 x 9'8) – Has a uPVC window to the front, radiator.

Bedroom Four 3.38m x 2.72m (11'1 x 8'11) – Also a double bedroom with a uPVC window to the rear, radiator.

Bathroom - Comprising a four piece white suite of panel bath with mixer tap and shower, low flush WC, pedestal wash basin and a fully tiled shower enclosure. The bathroom benefits from a wall mounted towel rail, LED spotlights and an extractor fan.

Outside – To the side of the property is a driveway with off road parking that leads up to a Single Garage – Having up and over door, light, power point. A gate leads to the rear garden which is enclosed by fencing and (in Plot 172) benefits from already been turfed and has PIR lighting to both the front and rear as well as an outside tap.

**Please note that showhome images are used for illustrative purposes only and individual plots may differ.*





Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that: - 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

