



The Aspen, Frampton Gate, Frampton PE20 1BZ

£325,000 -£329,950

Plots 90,97,98 ready to complete Autumn / Winter

The Aspen – A beautifully designed detached house which offers a versatile space for busy family life to include a 25'0 kitchen-diner, utility room and cloakroom, generous living room with a bay window and a separate study. To the first floor are four lovely bedrooms with en-suite to the master and a family bathroom. This attractive 'cottage' style design is filled with character and benefits from a single garage and parking for two cars as well as an enclosed rear garden.

In our opinion, the Frampton Gate development is one of the nicest developments that we have seen from builders on the scale of Allison Homes. Situated less than a ten-minute drive from the historic market town of Boston Middlegate Road in the much sought-after village of Frampton, this most attractive development of beautifully designed family homes 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 individually designed homes provide a fabulous range of 2,3,4 and 5 bedroom properties to suit a modern lifestyle, 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, wider roads and some very generous gardens.

- 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).
- “Enjoy interest rates as low as 0.78% with OWN NEW RATE REDUCER! Speak to your Allison Homes Sales Executive to learn how you can apply. T&Cs apply.”
- Terms and Conditions Apply



Living Room 4.24m x 3.00m (13'11 x 9'10) - Has a uPVC bay window to the front aspect, radiator, door to the hallway and double doors through to the:

Kitchen - Diner 7.77m x 3.05m (25'6 x 10'0) – Has LED spotlights to the ceiling, uPVC windows and French doors to the rear garden and patio area. A choice from a selection of worksurfaces with modern drawer and cupboard units at base and eye level. Integrated appliances include a double oven and ceramic hob with extractor canopy over and there is a removable cupboard unit with plumbing behind for an optional dishwasher. A single drainer sink unit has a mixer tap over.

Study 2.57m x 2.51m (8'5 x 8'3) – Has a uPVC bay window to the front, radiator.

Utility Room 1.96m x 1.63m (6'5 x 5'4) – Has a uPVC door to the side and cupboard units with space and plumbing for washing machine and dryer.



Cloakroom – Houses a low flush WC and pedestal wash basin with extractor fan and radiator.

Bedroom One 5.13m x 3.02m (16'10 x 9'11) – Two uPVC windows to the front aspect, radiator and built-in wardrobe with hanging rails.

En-suite – Comprises a tiled shower enclosure, pedestal wash basin and low flush WC with tiling where appropriate. There is an extractor fan and towel rail as well as a window to the side aspect.

Bedroom Two 3.68m x 2.72m (12'1 x 8'11) – Has a uPVC window to the rear, radiator and built-in wardrobe.

Bedroom Three 2.69m x 2.67m (8'10 x 8'9) – Has a uPVC window to the rear aspect and a radiator.

Bedroom Four 2.67m x 2.21m (8'9 x 7'3) – With uPVC window to the rear and a radiator.

Bathroom – Comprises a three piece bathroom suite of panel bath with shower mixer over, pedestal wash basin and low flush WC. There is wall tiling where appropriate from a selection, a wall mounted towel rail, extractor fan and LED spotlights.

Outside- The Aspen benefits from a Single Garage – with up and over door, light and power as well as off road parking for two cars. The rear garden is enclosed by fencing with PIR lighting to the front and rear and a cold water tap.

- Please note that show home images are used for illustrative purposes only and each individual plot may vary.





Bedroom 1	4160mm x 3010mm	13'6" x 9'9"
En suite	2560mm x 1860mm	8'4" x 6'1"
Bedroom 2	3670mm x 2700mm	12'0" x 8'9"
Bedroom 3	2680mm x 2660mm	8'8" x 8'7"
Bedroom 4	2660mm x 2170mm	8'7" x 7'1"
Bathroom	2730mm x 1700mm	9'0" x 5'6"

FIRST FLOOR



Lounge	4620mm x 3180mm	15'1" x 10'4"
Kitchen/Dining	7770mm x 3030mm	9'9" x 5'5"
Utility	1950mm x 1620mm	6'4" x 5'3"
Study	2550mm x 2510mm	8'4" x 8'2"
WC	1450mm x 1240mm	4'8" x 4'1"

GROUND FLOOR

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.

