



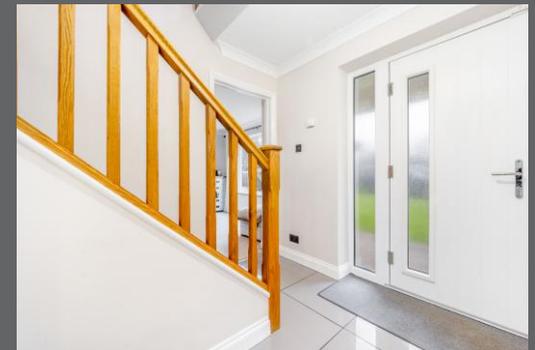
177 Ralphs Lane

Credit to the current owners who spotted the huge potential of this lovely property, not just in terms of its sought-after location, but also in the space and plot, allowing them to create the perfect home for their growing family. The house we see today has undergone a considerable scheme of work and all of their hard work has paid off, as you can see from the photographs. One of the biggest changes the owners made was to extend the property at the back and in doing so, creating the fabulous open-plan kitchen, which also encompasses the main dining area and a garden room with French doors leading out to the garden. This really is the hub of the house, offering a great space for cooking, dining and socialising with friends and family.

The utility room, cloakroom and bathroom have also been similarly modernised and the extent of the owners investment continues outside too, particularly with the addition of a detached studio/games room in the garden. With power, lighting, heating and a bar area, this room could serve a wide variety of uses and could prove of particular interest to buyers needing additional office/work space.

Frampton West is an attractive village location surrounded by countryside and perfect for dog walking. It is just south of the Historic market town of Boston, only 5 minutes from several amenities in the village of Kirton, 20 minutes from Spalding and 40 minutes to the city of Peterborough from which Kings Cross is only 45 minutes away.

- Beautifully Presented & Extended Family Home
- Four Double Bedrooms, Lounge, Dining Room & Garden Room
- Well-Appointed Kitchen With Central Island, Twin Ovens & Quartz Surfaces
- Updated Utility, Cloakroom & Bathroom
- Detached Games Room/ Studio
- Gas-Fired Central Heating & uPVC Double Glazing
- Tenure: Freehold. Council Tax 'D' EPC 'C 72'







Entrance via **canopy porch** with light and modern composite door leading into the:

Entrance Hall – With tiled floor, staircase to the first floor, smoke alarm and doors arranged off to:

Lounge/Snug 4.32m x 3.46m – With uPVC window overlooking the front. Radiator and power points.

Breakfast Kitchen 5.21m x 3.27m – For many viewers the space and design of this contemporary kitchen will prove to be one of the highlights of the property. The kitchen comprises an extensive range of soft-closing cupboard and drawers to both base and eye level with Quartz work surfaces, having an inset Blanco sink/drainер with single lever mixer tap and splashbacks as appropriate. Integral appliances include dishwasher and fridge together with eye-level twin Neff ovens and a five ring Neff hob with stainless steel style extractor canopy. There is also a space-saver heater and a lovely central island with breakfast bar and pendant lights over. The kitchen extends into the dining room.

Dining Room 3.51m x 3.27m - The dining room features a continuation of the tiled floor, radiator, recess for wall-tv and has open access to the family/ garden room.

Garden Room/ 2nd Lounge 4.15m x 3.04m – Having uPVC French doors to the rear garden and uPVC window to the rear. In adding the garden room extension, the owners have succeeded in creating an excellent open-plan family space, perfect for entertaining. This also allows the front lounge the versatility to serve as an evening snug, sitting room or games room as needed.

Utility 2.29m x 1.82m - The utility features a continuation of the tiled flooring and has cupboards at both base and eye level and work-surface with spaces below for washing machine and tumble dryer. Please note that in remodelling the ground floor accommodation space has been utilised from the garage. A further door leads through to:

Cloakroom/ WC – uPVC obscured window to the side. The cloakroom features a modern white suite of concealed-flush WC and hand basin with cupboard below. Heated towel rail and cupboard housing the gas-fired central heating boiler.

First Floor Landing – uPVC window overlooking the front, loft access and doors to:

Master Bedroom 3.49m x 3.33m (to wardrobes) - With uPVC window to the front. This double bedroom benefits from a range of fitted mirror-fronted wardrobes to one wall.

Bedroom Two 3.67m x 3.63m - With uPVC window overlooking the rear garden, and radiator.

Bedroom Three 3.46m x 3.19m – A third good size double bedroom with uPVC window overlooking the front garden and radiator.

Bedroom Four 2.86m x 2.58m – Bedroom four has uPVC window overlooking the rear garden and radiator.

Bathroom - The bathroom comprises a contemporary white suite of 'P' shape bath with central mixer tap and shower with rain head and hand-held shower, vanity unit with hand basin and integral storage. Concealed flush WC, heated towel rail, shaver point and bathroom mirror with touch light.







Outside

The property is approached over a generous block-paved drive with turning bay which provides parking for several vehicles. Footpaths extend to the canopied entrance and alongside the property to provide gated access to the rear. There is also an up/over door to the **Former Garage** – Which has storage space, light, power and EV charger for an electric vehicle.

The rear of the property combines a block-paved seating/patio area with an extensive lawned garden and has been enclosed with timber fencing. There is also comprehensive exterior lighting and cold water tap.

Studio/ Games Room 6.59m x 3.74m – With uPVC French doors, wall mounted heating, lighting and a bar area, this substantial room works perfectly as a games room/ gym, but could serve a wide variety of hobbies. It could also be of particular interest to viewers needing extra space to work from home.





NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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