



Situated on a sought-after residential road along Ralph's Lane in Frampton, this well-cared-for three-bedroom detached bungalow offers a fantastic opportunity to secure a home in a highly desirable location on the outskirts of the historic market town of Boston and close to the popular village of Kirton. The local area provides a wide range of amenities to suit all ages without the need to go into town, including primary and secondary schools, several eateries, a veterinary surgery, GP practice, and a nearby Co-op on London Road.

Owned by the same family for many years, the property has been beautifully maintained and features uPVC double glazing, a private rear garden, and a generous driveway and garage, providing ample off-road parking. While some aspects of the décor may benefit from updating, the bungalow's solid construction and excellent upkeep make it an ideal purchase for families, downsizers, or retirees seeking a peaceful yet convenient setting.

Offered to the market with no onward chain, this charming home presents a rare chance to enjoy village living with easy access to Boston's historic town centre and the surrounding Lincolnshire countryside.





A uPVC side door opens into the **Kitchen 3.28m x 2.53m (10'9 x 8'4)** – Having a uPVC window to the side aspect and comprising a range of work surfaces with wooden fronted drawer and cupboard units at both base and eye level as well as some glass fronted display cupboards. There is space and point for a gas cooker a single drainer stainless steel sink unit with a mixer tap over, refrigerator and washing machine. An archway (a stud wall and so should be reasonably simple to remove if preferred) - Opens through to the:

Dining Room 3.16m x 3.33m (10'4 x 10'11) - Having a uPVC window to the front aspect and a central ceiling light point.

Inner Hallway – Houses a cloaks cupboard with hanging rail and a further cupboard with the gas fired boiler for the warm air heating system.

Lounge 4.76m x 3.55m (15'7 x 11'8) - Has a uPVC window to the front aspect and an attractive brick fireplace and hearth which houses an electric fire.

Bedroom One 3.36m x 3.32m (11'0 x 10'11) - Has a uPVC window to the side aspect and built-in bedroom furniture to include wardrobes with hanging rails, co-ordinating bedside drawers and locker cupboards with matching dressing table unit.

Bedroom Two 3.45m x 3.32m (11'4 x 10'11) - Has a uPVC window to the rear aspect and built-in double wardrobe.

Bedroom Three 2.48m x 3.11m (8'2 x 10'2) - Has a uPVC window to the rear aspect and double built-in wardrobe. The previous owner had considered adding a conservatory off this bedroom as there is ample space in the garden.

Shower Room - A modern shower room with uPVC window to the side aspect and an upgraded suite with fully tiled walls, walk-in double shower unit and modern vanity wash basin with cupboards beneath.

A separate **cloakroom** houses a low flush WC and has a uPVC window to the side aspect.

Outside - To the front of the property an extensive tarmac driveway provides off-road car parking and turning space and leads up to the: **Single Attached Garage** - Which has up and over door, light, power point and a cold water tap. There is a lawned garden area to the front of the property with established borders and a pathway along the side which leads around to the rear garden. Enclosed on all sides by timber fencing, the rear garden is laid in the majority to lawn with attractive shaped borders planted with a range of established flowering plants and shrubs. A painted timber summer house will be included in the sale of the property and stands on a paved patio. The garden also extends to the side of the property which could be of interest to anybody looking to potentially extend subject to the appropriate planning consent.

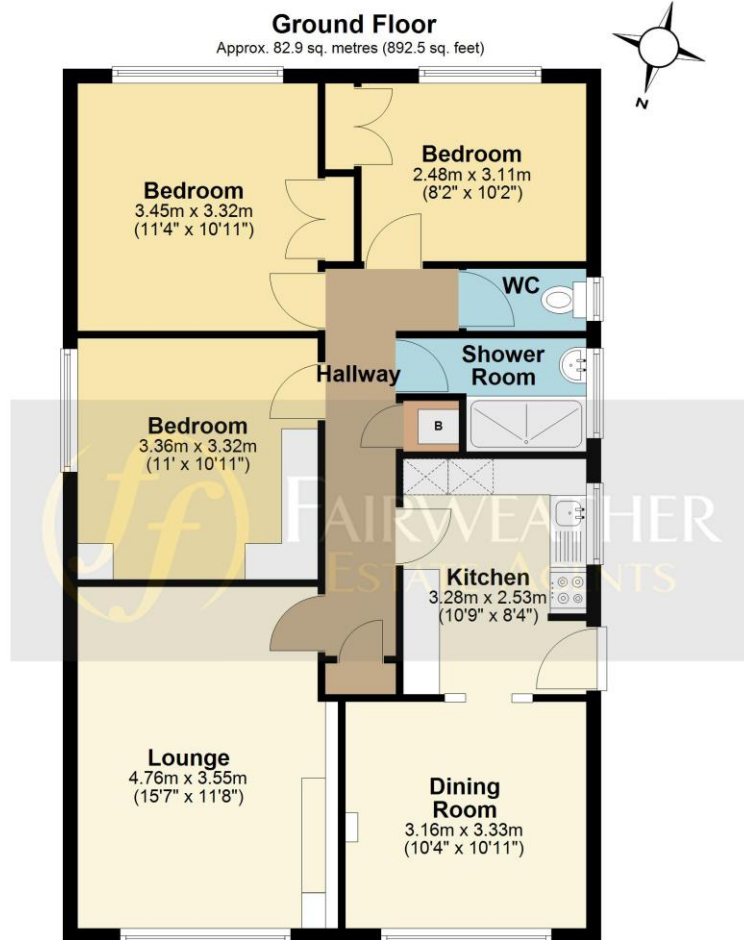
EPC – D

Council Tax Band - C

Mains Drainage and Gas Warm Air Heating







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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