



Vere Cottage, Bannisters Lane, Frampton, Boston, PE20 1RD



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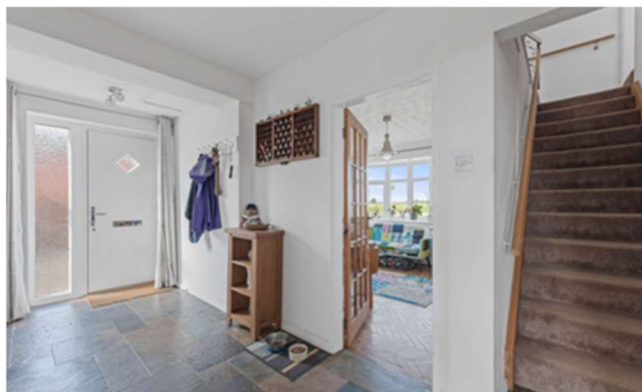
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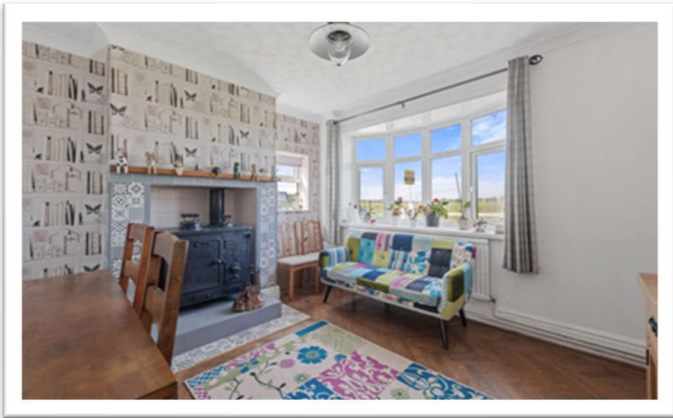
£318,000



Key Features

- Detached house
- Four bedrooms
- Lounge & dining room
- Breakfast kitchen & conservatory
- Shower room & bathroom
- Driveway & garage
- Enclosed rear garden
- Open views to front & rear
- EPC rating D





A detached house in a quiet village location with open views to the front & rear. Having over 1,800 square feet of well presented accommodation comprising: entrance hall, lounge, dining room, breakfast kitchen, conservatory and shower room to ground floor. Landing with study area off, four bedrooms and bathroom with separate shower to first floor. Outside the property has a front garden, a driveway providing off-road parking, a detached garage and an enclosed rear garden. The property benefits from LPG central heating and double glazing.

ACCOMMODATION

Part glazed side entrance door with side screen through to the:

ENTRANCE HALL

Having radiator, slate tiled floor and staircase rising to first floor.

LOUNGE

5.61m x 3.66m (18'5" x 12'0")

Having bow window to front elevation, further window to side elevation, two radiators, wood effect flooring and feature brick-built fireplace with inset wood burner.

DINING ROOM

3.68m x 3.61m (12'1" x 11'10")

Having bow window to front elevation, further window to side elevation, coved ceiling, radiator, parquet flooring, understairs storage cupboard and feature tiled fireplace recess with tiled hearth and inset Deane & Beale cast iron range (not working).

BREAKFAST KITCHEN

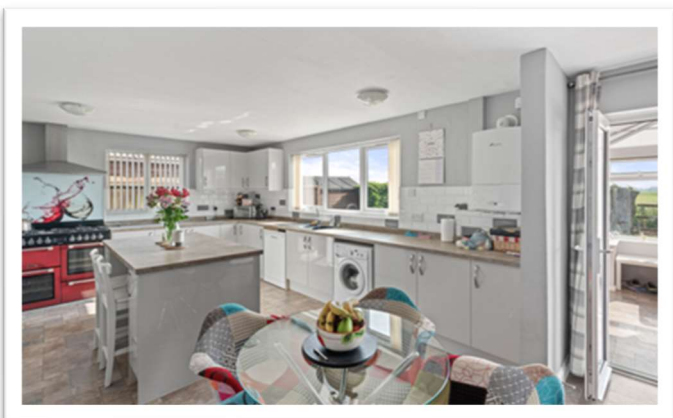
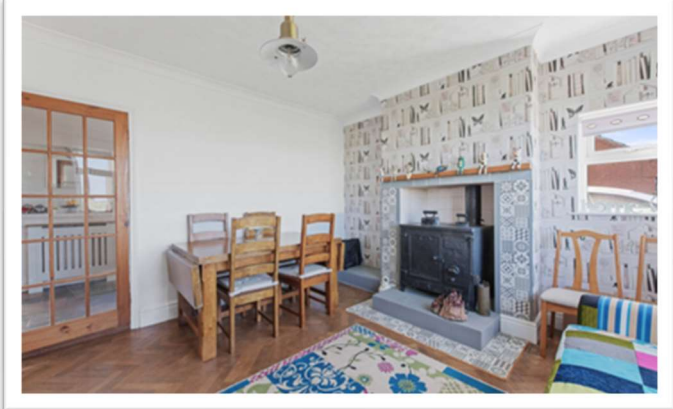
6.91m x 3.71m (22'8" x 12'2")

Having windows to side & rear elevations, radiator and tile effect flooring.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine & dishwasher under, cupboard & LPG boiler providing for both domestic hot water & heating over.

Work surface return with cupboards under, cupboards over and Leisure Cookmaster Range cooker to side with two electric ovens, grill, warming drawer & 7 burner LPG hob, stainless steel cooker hood over.

Island unit with cupboards & drawers under, breakfast bar to one side.



 **NEWTON FALLOWELL**





CONSERVATORY

3.43m x 3.38m (11'4" x 11'1")

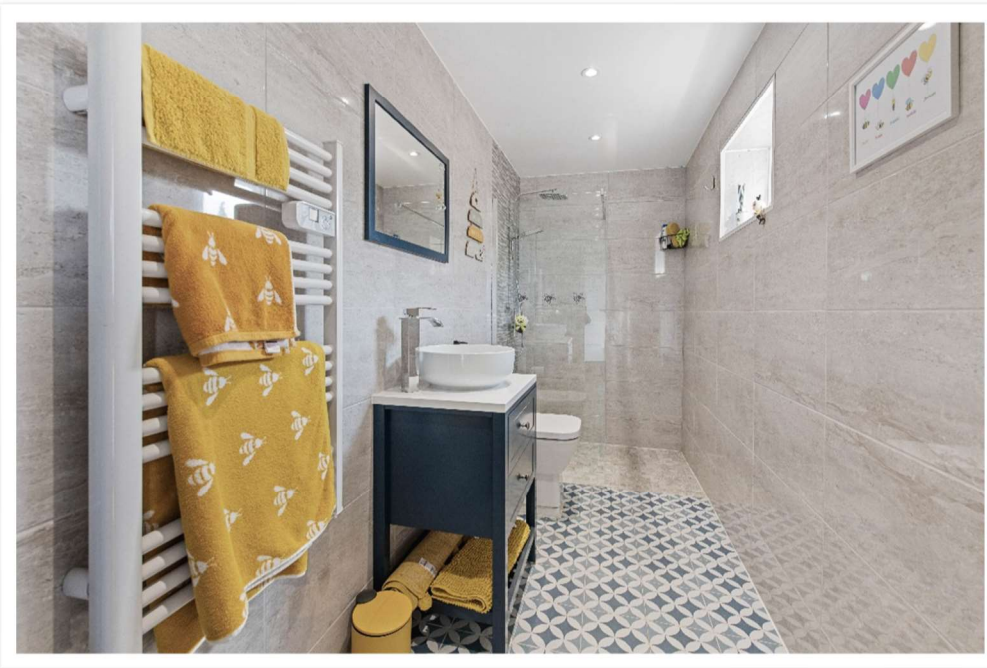
Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden and tile effect flooring.

SHOWER ROOM

3.86m x 1.63m (12'8" x 5'4")

Having window to side elevation, inset ceiling spotlights, heated towel rail, tiled walls and tiled floor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and counter basin with mixer tap on unit with drawers under.

 **NEWTON FALLOWELL**



FIRST FLOOR LANDING/STUDY AREA

Having radiator, access to roof space and built-in cupboard with shelving. Opening to a study area with window to side elevation.

BEDROOM ONE

3.68m x 3.61m (12'1" x 11'10")

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

3.71m x 3.43m (12'2" x 11'4")

Having window to front elevation and radiator.

BEDROOM THREE

3.40m x 3.71m (11'2" x 12'2")

Having window to rear elevation and radiator.

BEDROOM FOUR

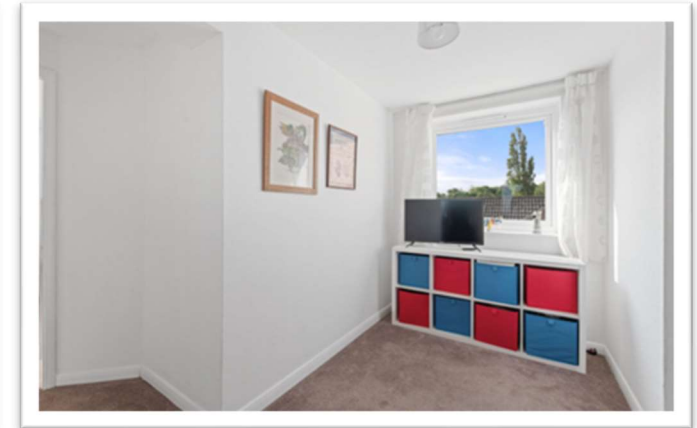
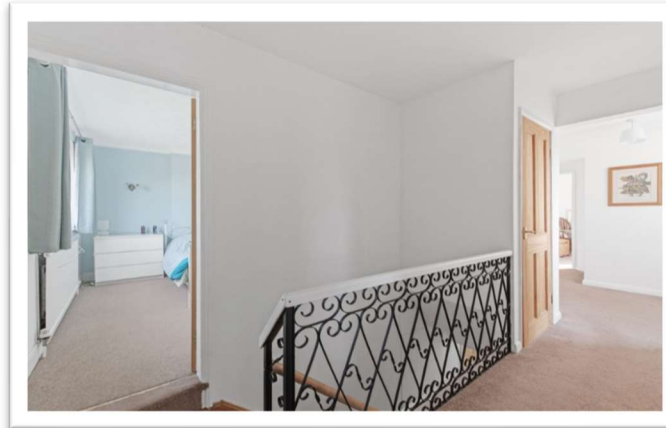
3.58m x 2.67m (11'8" x 8'10")

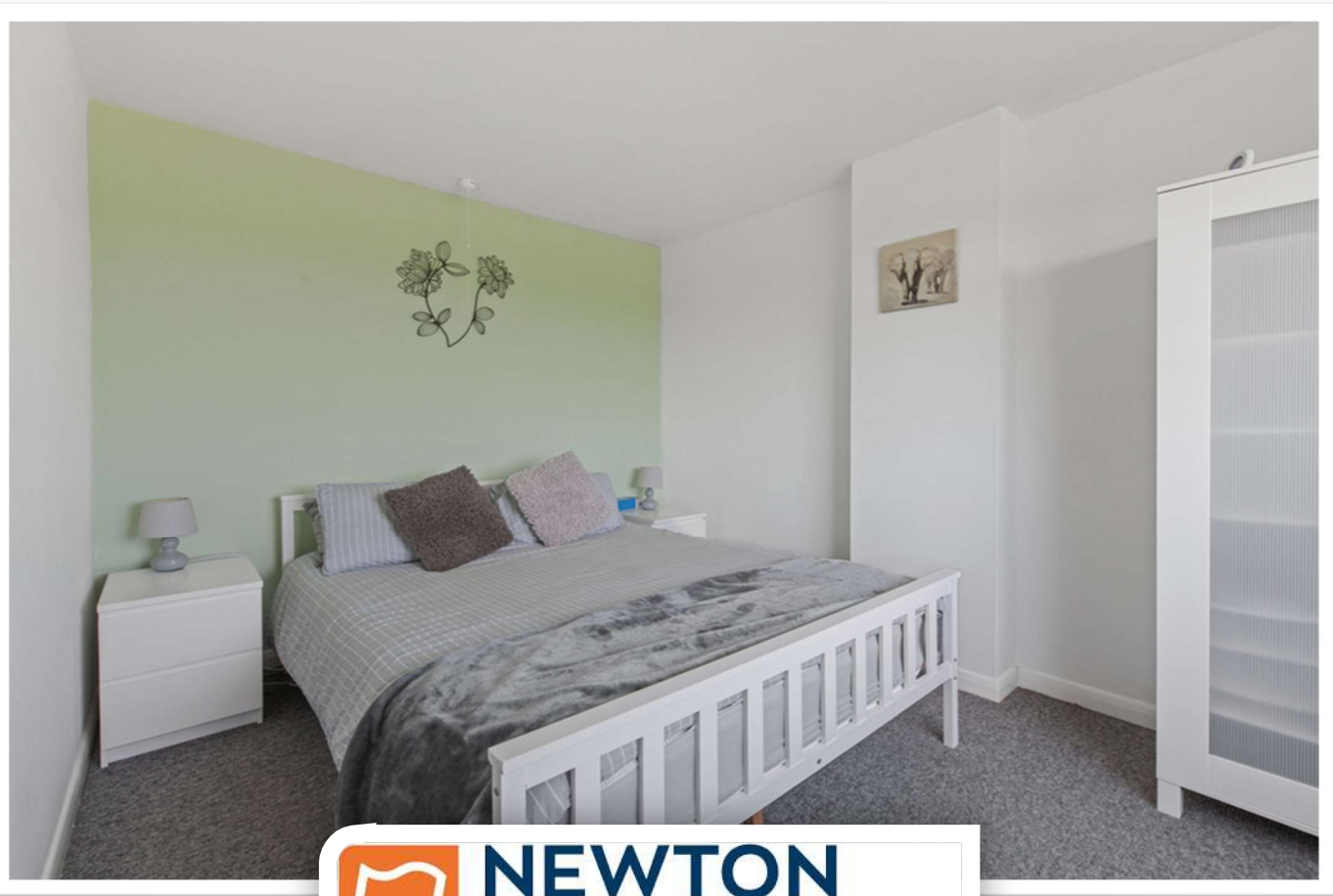
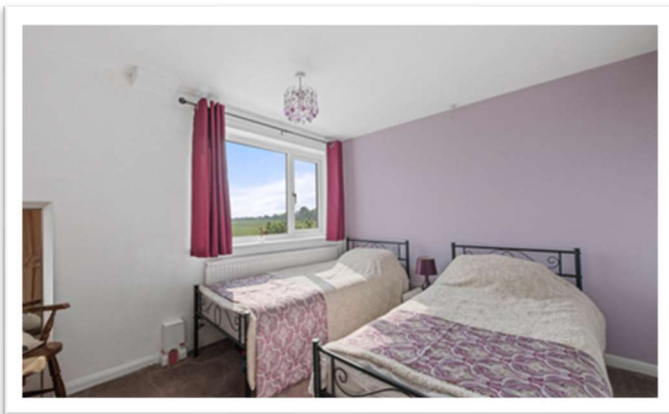
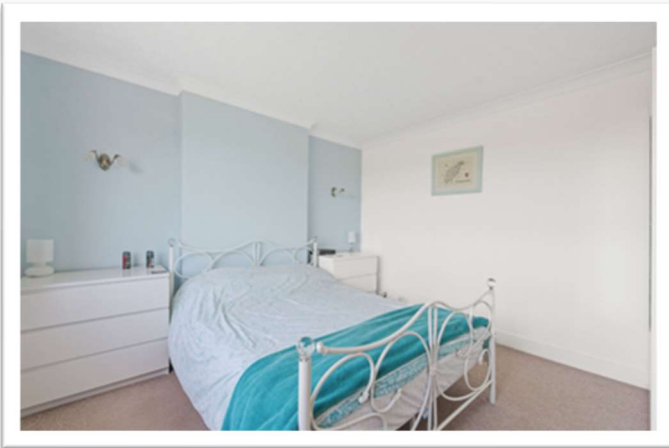
Having window to rear elevation, radiator and built-in wardrobes.

BATHROOM

3.66m x 1.75m (12'0" x 5'8")

Having window to side elevation, heated towel rail, tiled splashbacks and wood effect flooring. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath, close coupled WC and hand basin with drawers under.





 **NEWTON
FALLOWELL**



EXTERIOR

To the front of the property there is a lawned garden with borders. A driveway provides off-road parking and leads to the:

DETACHED GARAGE

Of brick & tile construction with up-and-over door, window to side, light and power.

REAR GARDEN

Being enclosed and laid to lawn with borders. Having a decked seating area with wrought iron railings and two garden sheds with both having light & power.

THE PLOT

The property occupies a plot of approximately 0.14 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an LPG fired boiler serving radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



 **NEWTON FALLOWELL**

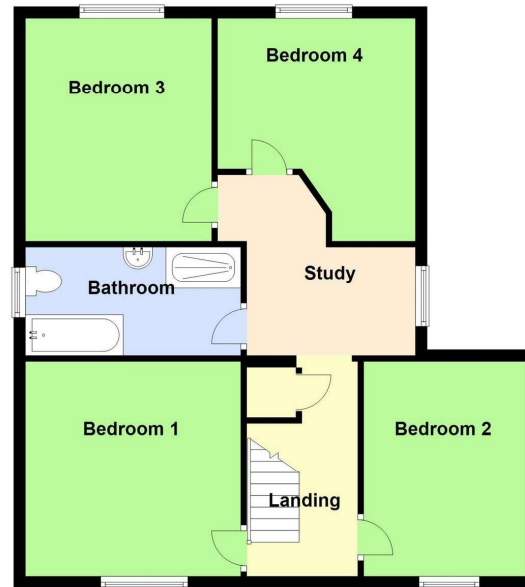


Floorplan

Ground Floor
Approx. 96.8 sq. metres (1041.6 sq. feet)



First Floor
Approx. 71.4 sq. metres (768.0 sq. feet)



Total area: approx. 168.1 sq. metres (1809.6 sq. feet)



Views to front & rear



Newton Fallowell Boston (Sales)

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AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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