



69a Middlegate Road West, Frampton, Boston, PE20 1DA



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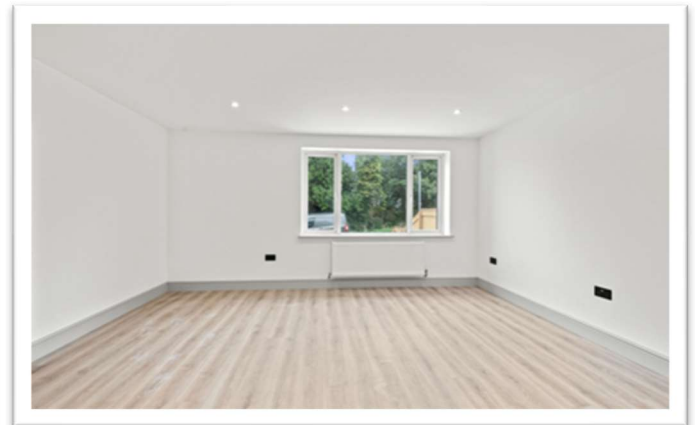
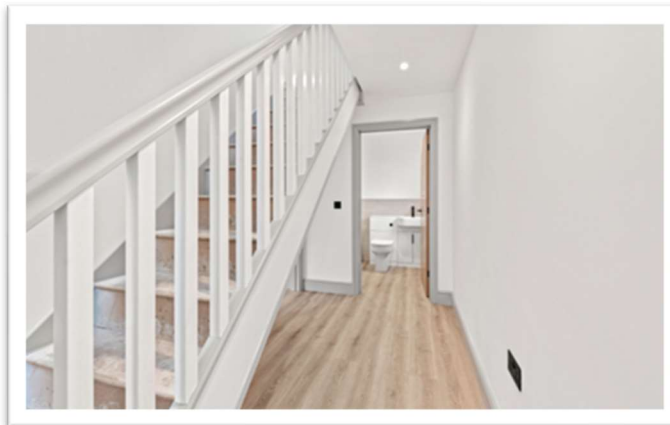
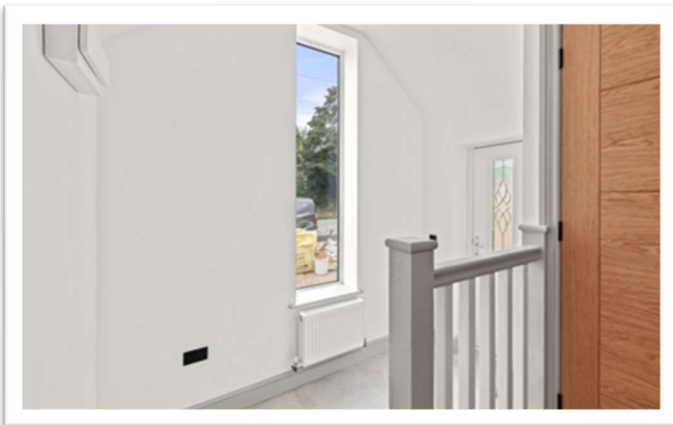
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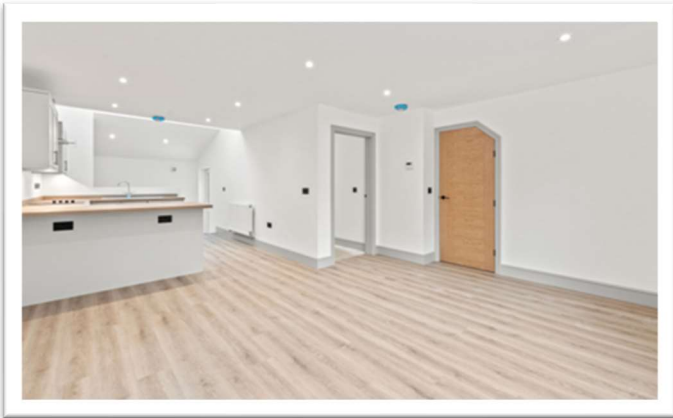
£239,950



Key Features

- New build detached house
- Three bedrooms
- Open plan living/dining/kitchen & utility
- Bathroom & shower room
- Off-road parking to front
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating TBC





An individual, architect designed new build detached house with an Architects Certificate in a popular village location. Finished to a high standard and having accommodation comprising: entrance lobby, hallway, open plan living/dining/kitchen, utility, bedroom and bathroom to ground floor. Two bedrooms and shower room to first floor. Outside the property has off-road parking to the front and an enclosed garden to the rear. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE/DINING AREA

Having window to front elevation, inset ceiling spotlights, radiator and luxury vinyl wood effect flooring. Opening to the:

ENTRANCE LOBBY

Having window to front elevation, radiator and tiled floor. Step up to the:

KITCHEN

Having two roof windows, inset ceiling spotlights, radiator and continuation of luxury vinyl wood effect flooring. Fitted with a range of base & wall units with work surfaces, upstands & kickboard LED lighting comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with inset electric hob, integrated electric oven & cupboards under, cupboards & cooker hood over. Further work surface return with cupboard & drawers under and breakfast bar to one side. Opening to the:

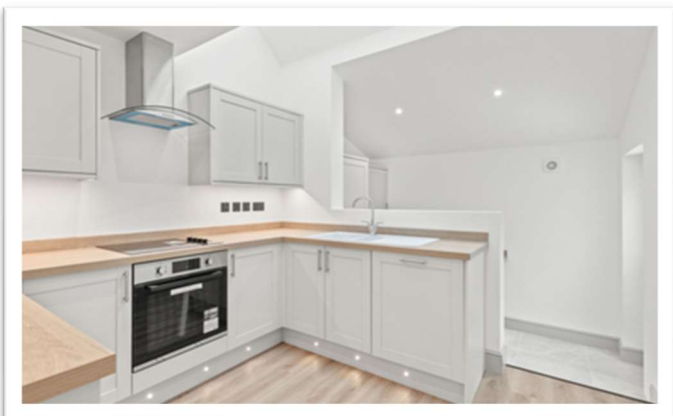
HALLWAY

Having inset ceiling spotlights, luxury vinyl wood effect flooring, built-in cupboard and staircase rising to first floor.

OPEN PLAN LIVING/DINING/KITCHEN

4.66m x 4.52m (15'4" x 14'10")

(max) Forming areas comprising:



 **NEWTON FALLOWELL**





UTILITY

1.81m x 3.02m (5'11" x 9'11")

Having part glazed door to rear side elevation, inset ceiling spotlights, radiator and tiled floor. Work surface with upstands, space & plumbing for automatic washing machine & tumble dryer under. Work surface return with cupboard under, cupboard & cupboard housing gas fired boiler providing for both domestic hot water & heating over and tall unit to side housing integrated fridge & freezer.

GROUND FLOOR BEDROOM

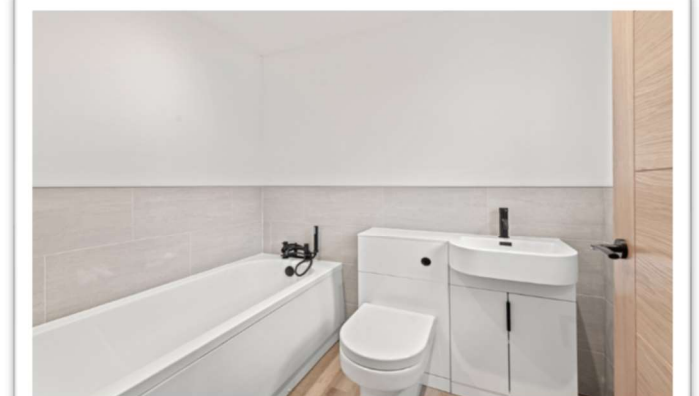
2.7m x 3.43m (8'11" x 11'4")

Having window to side elevation, inset ceiling spotlights and radiator.

BATHROOM

Having window to side elevation, luxury vinyl wood effect flooring, heated towel rail, part tiled walls, panelled bath with mixer tap & hand held shower attachment, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

 **NEWTON
FALLOWELL**



FIRST FLOOR LANDING

Having roof window, smoke alarm, access to roof space and built-in cupboard.

BEDROOM ONE

3.03m x 3.78m (9'11" x 12'5")

Having window to front elevation, inset ceiling spotlights, radiator and built-in cupboard with window to side elevation.

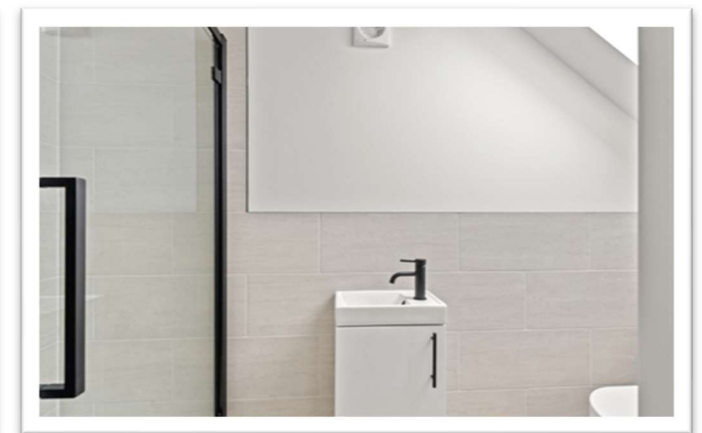
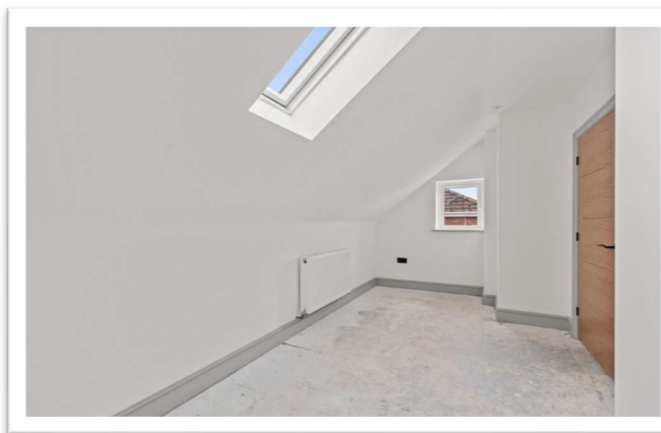
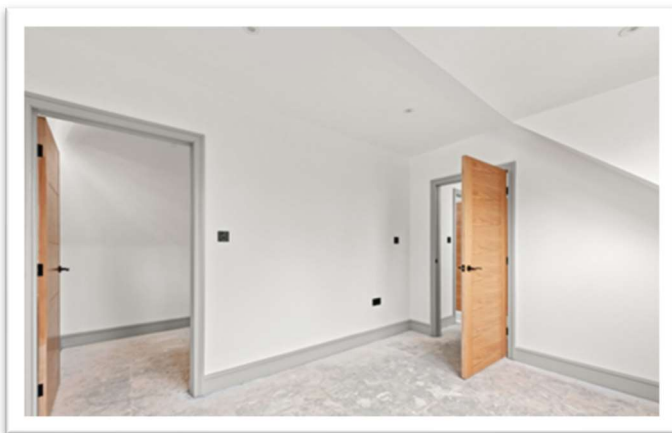
BEDROOM TWO

2.01m x 5.05m (6'7" x 16'7")

Having window to side elevation, roof window, inset ceiling spotlights and radiator.

SHOWER ROOM

Having roof window, part tiled walls, heated towel rail, extractor, fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin with cupboard under.



EXTERIOR

To the front of the property there is a gravelled area which provides ample off-road parking. There is also a paved patio to the front which extends down the side of the property to the:

GARDENS

To the side & rear of the property and being laid to lawn with a paved patio.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed.

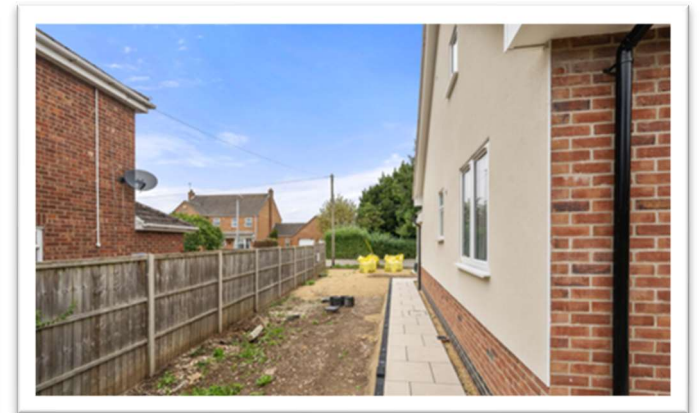
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

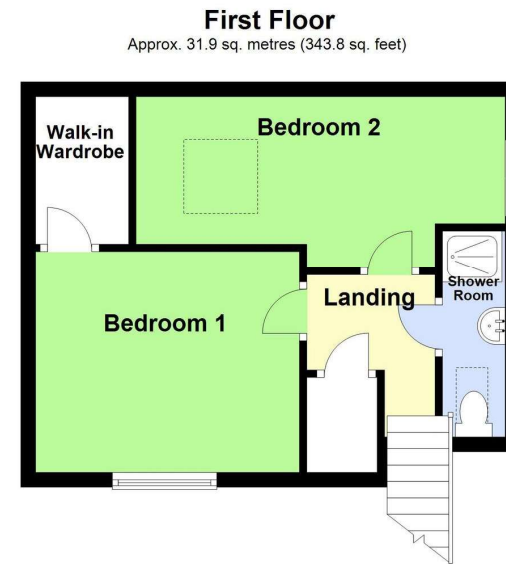
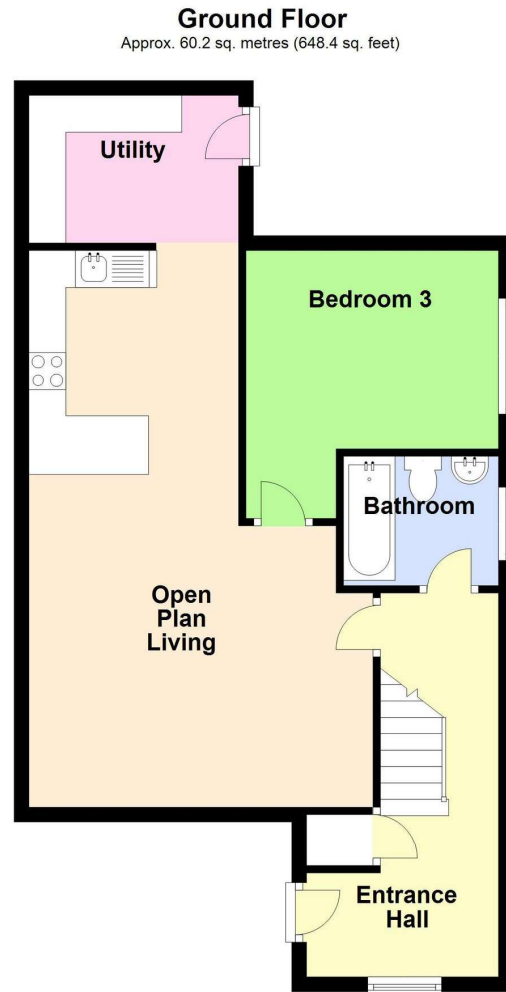
AGENT'S NOTES

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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Floorplan



Total area: approx. 92.2 sq. metres (992.3 sq. feet)



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