



School House, Middlegate Road, Frampton, Boston, PE20 1AR



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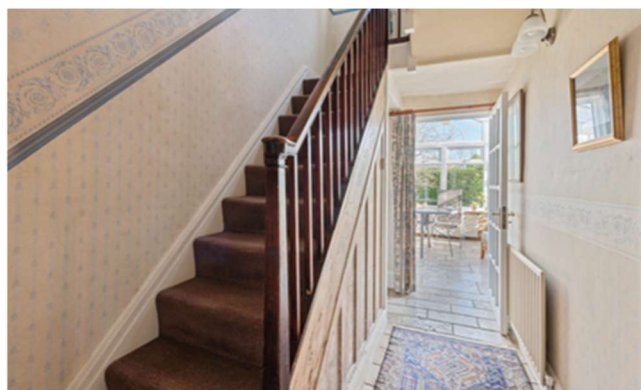
Freehold

£390,000



Key Features

- Detached house
- Four bedrooms
- Lounge, study & dining room
- Kitchen & conservatory
- Bathroom & shower room
- Driveway & double garage
- Enclosed rear garden
- Plot approx. 0.26 acre (STS)
- EPC rating D





A delightful detached period property with plenty of character on a good sized plot of approximately 0.26 acre, subject to survey and in a popular village location overlooking a playing field to the rear. The property has been updated by the current owners to provide well presented & stylish accommodation comprising: porch, entrance hall, lounge with wood burner, study, conservatory, dining room and kitchen to ground floor. Four bedrooms, bathroom and shower room to first floor. Outside the property has a lawned front garden, a driveway providing ample off-road parking, a double garage and a well maintained and attractive enclosed rear garden.



ACCOMMODATION

Front entrance door with fanlight above through to the:

PORCH

Having tiled floor and glazed door to the:

ENTRANCE HALL

Having radiator, understairs storage cupboard and staircase rising to first floor.

LOUNGE

7.46m x 4.4m (24'6" x 14'5")

Having windows to front, side & rear elevations, coved ceiling, two radiators, wall light points and feature fireplace with marble back & hearth, inset Clearview wood burner and decorative surround.

STUDY

4.03m x 3.95m (13'2" x 13'0")

Having windows to front & side elevations. coved ceiling, radiator, dado rail and fireplace with marble back & hearth, inset gas fire and decorative surround.

CONSERVATORY

3.21m x 2.93m (10'6" x 9'7")

Of sealed unit double glazed uPVC frame construction on brick walls with safety glass roof. Having french doors to garden, radiator, tiled floor and ceiling fan/light fitting.

DINING ROOM

3.48m x 3.32m (11'5" x 10'11")

Having french doors to rear elevation & garden, wood panelled ceiling, radiator and tiled floor. Archway to the:







KITCHEN

3.96m x 3.96m (13'0" x 13'0")

Having windows to front & rear elevations, wood panelled ceiling and tiled floor. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboard, space for dishwasher, space & plumbing for automatic washing machine under, cupboards over. Work surface return with inset range style cooker, pull-out unit & drawers under, cupboards & stainless steel cooker hood over, space for upright fridge freezer to side.

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FIRST FLOOR LANDING

Having window to rear elevation, coved ceiling, radiator and dado rail.

BEDROOM ONE

4.43m x 3.4m (14'6" x 11'2")

Having window to rear elevation, coved ceiling and radiator.

BEDROOM TWO

4.01m x 3.39m (13'2" x 11'1")

Having window to front elevation, coved ceiling, radiator and built-in cupboard.

BEDROOM THREE

4m x 3.74m (13'1" x 12'4")

Having window to front elevation, coved ceiling and radiator.

BEDROOM FOUR

2.92m x 2.3m (9'7" x 7'6")

Having window to front elevation, coved ceiling and radiator.

BATHROOM

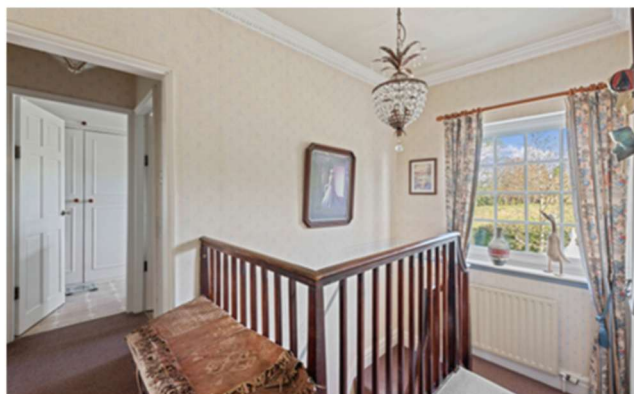
3.32m x 1.93m (10'11" x 6'4")

Having window to rear elevation, heated towel rail, tiled walls, tile effect vinyl flooring and built-in airing cupboard housing hot water cylinder with shelving. Fitted with a suite comprising: panelled bath with mixer tap, close coupled WC and pedestal hand basin.

SHOWER ROOM

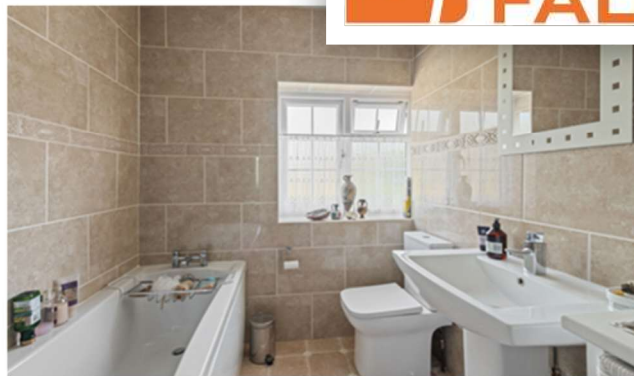
2.25m x 1.4m (7'5" x 4'7")

Having window to rear elevation, radiator, tiled walls, tiled floor and extractor. Fitted with a suite comprising: shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.





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EXTERIOR

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

DOUBLE GARAGE

7.05m x 4.01m (23'1" x 13'2")

Having electric roller door, window & door to rear, light and power.

REAR GARDEN

Being enclosed and laid to lawn with mature well stocked beds & borders. Having a paved patio, greenhouse

THE PLOT

The property occupies a plot of approximately 0.26 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 gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band E.

VIEWINGS

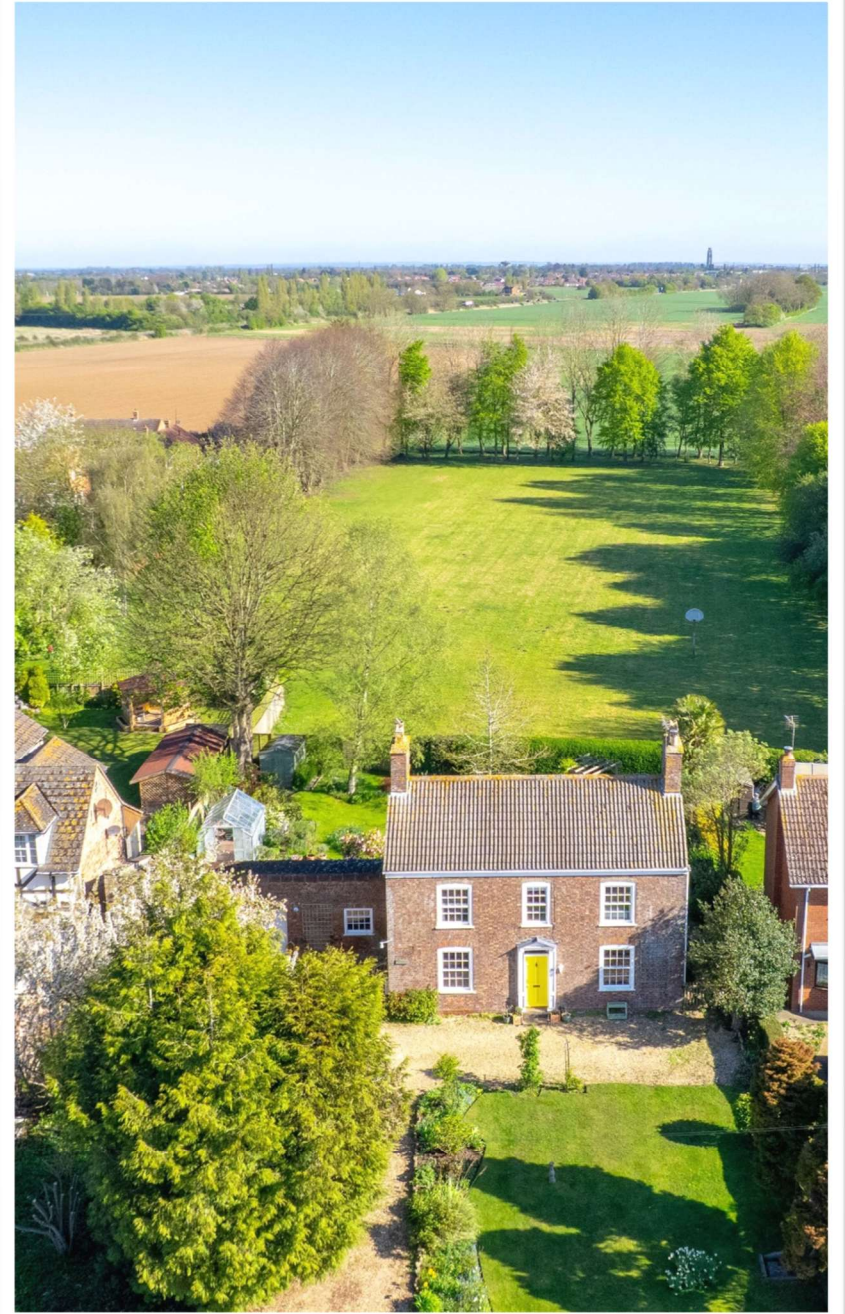
By appointment with Newton Fallowell - telephone 01205 353100.







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Floorplan



Newton Fallowell Boston (Sales)

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AGENT'S NOTES

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