



8 Plough Way, Frampton, Boston, PE20 1BU



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Freehold

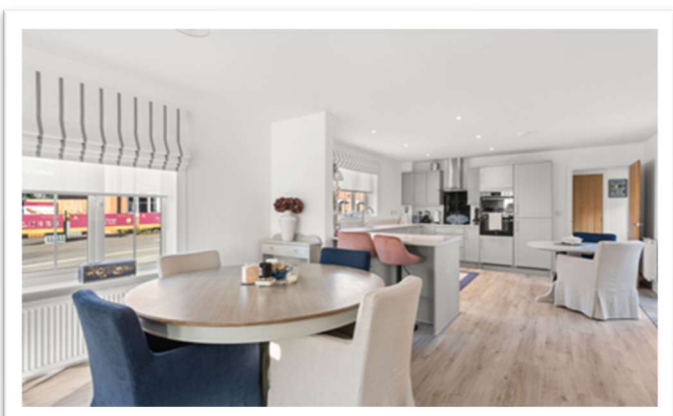
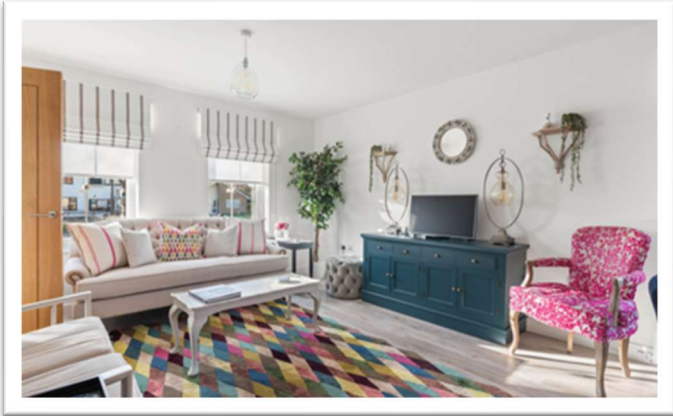
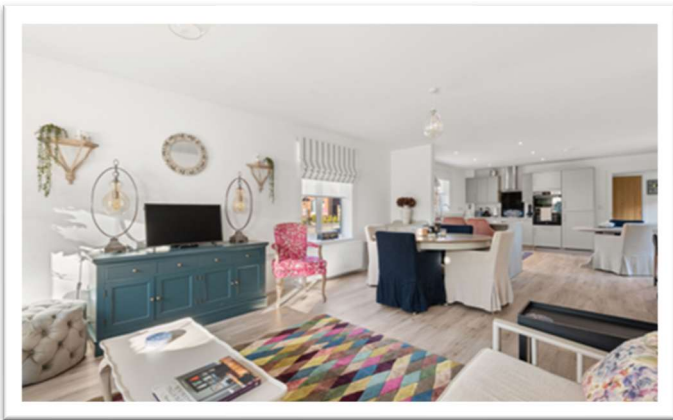
£375,000



Key Features

- Detached house
- Five bedrooms
- Lounge & dining/family room
- Kitchen & utility
- Two cloakrooms
- Two en-suites & bathroom
- Driveway & double garage/office/workshop
- Enclosed rear garden
- EPC rating B





A detached house on a new development in a village location. Having well presented accommodation comprising: entrance hall, cloakroom, lounge, dining/family room, kitchen, rear lobby, utility and cloakroom to ground floor. Master bedroom with en-suite, bedroom two with en-suite, three further bedrooms and family bathroom to first floor. Outside the property has a driveway providing off-road parking, a double garage/office/workshop and an enclosed rear garden. The property benefits from gas central heating and double glazing.

DINING/FAMILY ROOM

6.37m x 3.84m (20'11" x 12'7")

Having two windows to front elevation, further window to side elevation, radiator and wood effect flooring. Opening to the:

KITCHEN

4.39m x 4.38m (14'5" x 14'5")

Having window to side elevation, inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with quartz work surfaces & upstands comprising: undercounter 1 1/4 bowl sink with mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with cupboards under. Further work surface return with inset electric hob, cupboards & drawers under, cupboards & cooker hood over. Tall unit to side housing integrated electric double oven with cupboards under & over and further tall unit to side housing integrated fridge & freezer.

ACCOMMODATION

Part glazed front entrance door through to the:

CLOAKROOM

Having window to rear elevation, radiator, close coupled WC and hand basin.

ENTRANCE HALL

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

LOUNGE

5.95m x 4.03m (19'6" x 13'2")

Having two windows to front elevation, french doors to rear elevation & garden and two radiators.

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REAR LOBBY

Having part glazed door to side elevation.

UTILITY

2.35m x 2.31m (7'8" x 7'7")

Having window to side elevation, radiator, wood effect flooring, work surface with cupboards, space & plumbing for automatic washing machine under. Work surface return with cupboard, space for tumble dryer under, cupboards and cupboard housing gas fired boiler providing for both domestic hot water & heating over, tall larders style unit to side.

CLOAKROOM

Having window to rear elevation, radiator, close coupled WC and corner hand basin.

FIRST FLOOR LANDING

Having windows to side & rear elevations, radiator, built-in cupboard and access to roof space.

MASTER BEDROOM

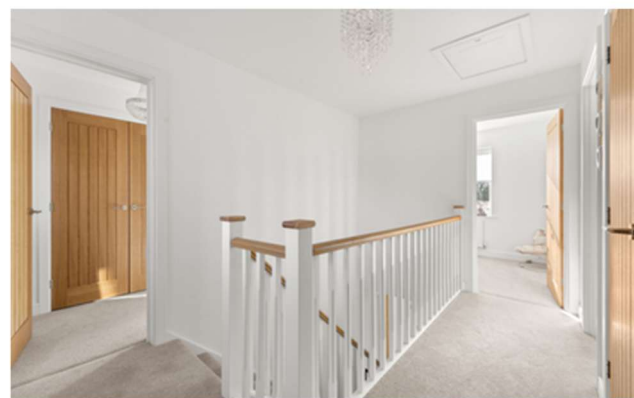
4.03m x 3.66m (13'2" x 12'0")

Having two windows to front elevation, further window to rear elevation, two radiators and built-in wardrobes.

EN-SUITE

2.20m x 1.96m (7'2" x 6'5")

Having window to rear elevation, inset ceiling spotlights, heated towel rail and wood effect flooring. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



BEDROOM TWO

4.38m x 2.96m (14'5" x 9'8")

Having windows to both side elevations, radiator and built-in wardrobe.

EN-SUITE

2.60m x 1.02m (8'6" x 3'4")

Having heated towel rail, wood effect flooring, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

BEDROOM THREE

3.71m x 3.56m (12'2" x 11'8")

Having two windows to front elevation and radiator.

BEDROOM FOUR

2.72m x 2.60m (8'11" x 8'6")

Having window to side elevation and radiator.

BEDROOM FIVE

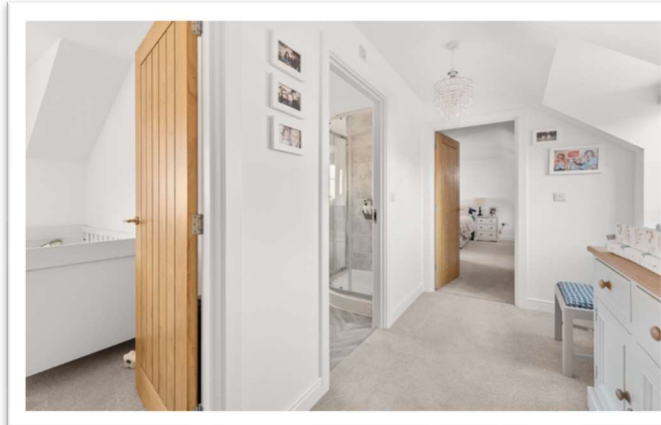
2.48m x 2.30m (8'1" x 7'6")

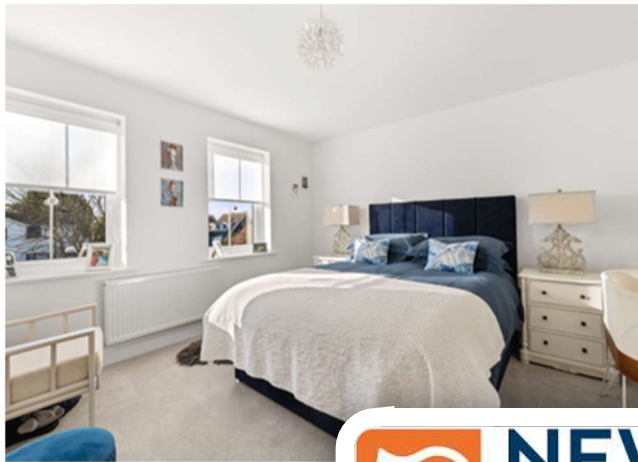
Having window to front elevation and radiator.

FAMILY BATHROOM

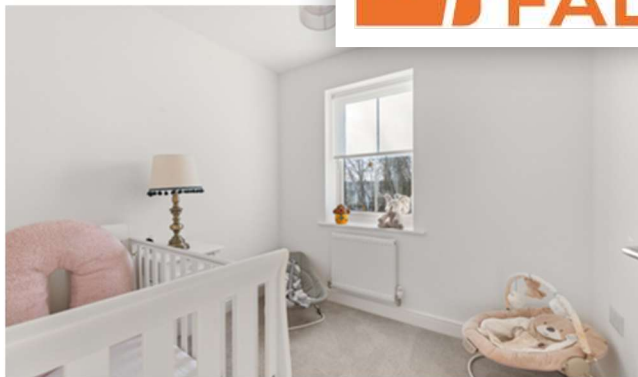
2.69m x 2.60m (8'10" x 8'6")

Having window to side elevation, inset ceiling spotlights, heated towel rail and wood effect flooring. Fitted with a suite comprising: panelled bath with tiled splashback, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.





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EXTERIOR

To the front of the property there is a driveway which provides off-road parking and leads to the:

DOUBLE GARAGE/OFFICE/WORKSHOP

Having two up-and-over doors, french doors to side, window to rear, inset ceiling spotlights and power.

REAR GARDEN

Being enclosed by timber fencing and laid to lawn with a paved patio area.

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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

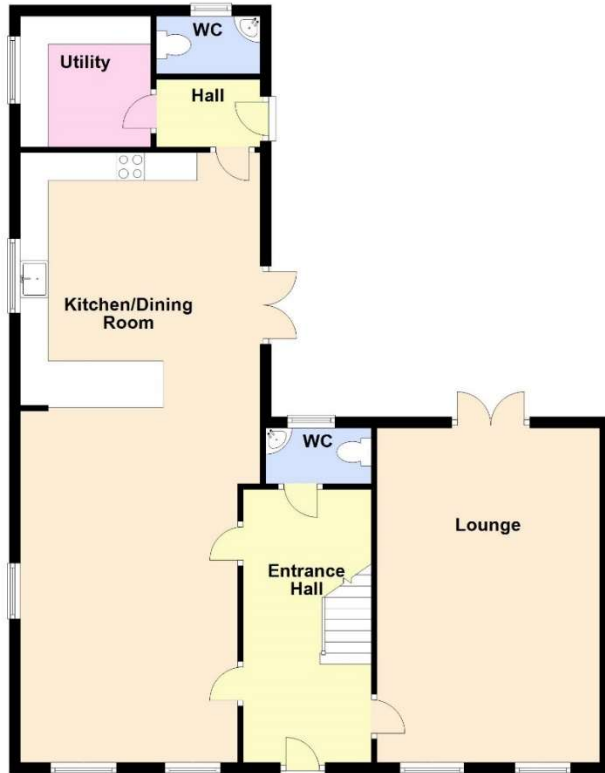




Floorplan

Ground Floor

Approx. 94.2 sq. metres (1014.0 sq. feet)



First Floor

Approx. 94.2 sq. metres (1013.7 sq. feet)



Total area: approx. 188.4 sq. metres (2027.7 sq. feet)



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