



The Walled Garden West End Road, Frampton Boston PE20 1BT



welcome to

The Walled Garden West End Road, Frampton Boston

The Walled Garden is a premium gated village-edge development of 3 Bed Detached Bungalow with Open Plan Living, En-Suite & Garage

OPEN HOUSE EVENT EVERY SATURDAY 10AM - 1PM

Entrance Hallway

Front door entrance with spacious entrance hallway, storage, bedrooms & bathroom leading off opening to the open plan living / dining area & kitchen.

Bathroom Garage

Kitchen / Dining Living Area

26' x 18' (7.92m x 5.49m)

Fully fitted modern kitchen with integrated appliances including oven with hob and extractor, fridge freezer, dishwasher and washer dryer.

Granite worktops with under mounted stainless steel sink.

Bii-fold doors to the rear garden.

Recessed low energy lighting & Zoned underfloor heating.

Utility Space

Master Bedroom

11' 5" x 15' (3.48m x 4.57m)

Fitted wardrobes with Zoned underfloor heating & recessed low energy lighting.

Window to front aspect.

Door leading to;

En-Suite

Having Shower, Hand basin & W.C.

Bedroom Two

11' 6" x 11' 3" (3.51m x 3.43m)

Zoned underfloor heating & recessed low energy lighting.

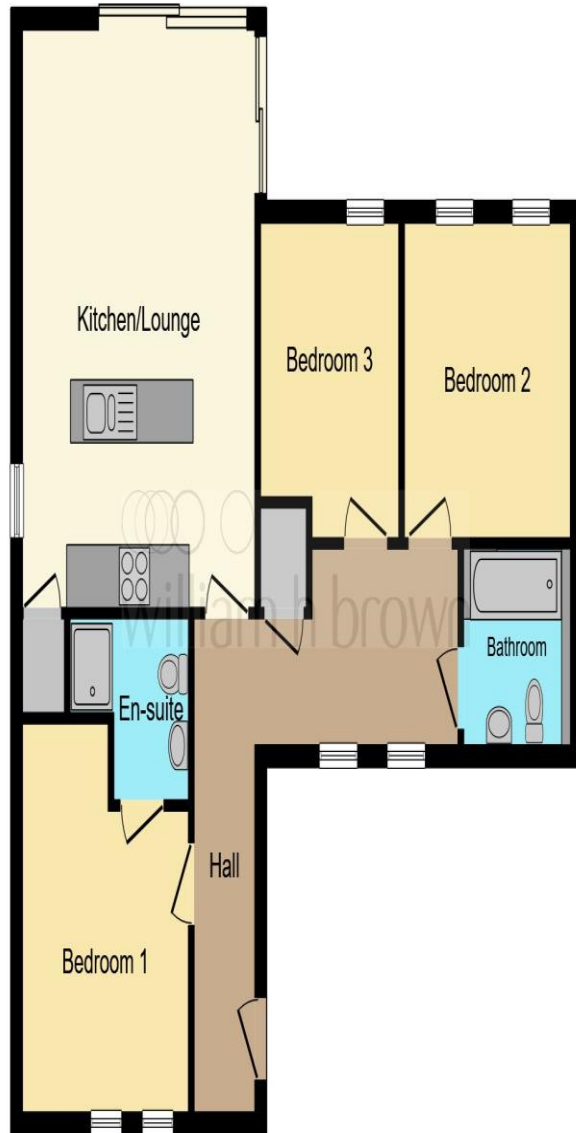
Window to rear aspect.

Bedroom Three

12' 5" x 8' (3.78m x 2.44m)

Zoned underfloor heating & recessed low energy lighting.

Window to rear aspect.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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- PLOT 10 - Three Bed Detached Bungalow with Open Plan Living, Kitchen, Dining Area, EnSuite to Master, Garage & Garden with Field Views
- THIS WEEKEND ONLY OFFER OF £350,000
- FULLY GATED INTERCOM ENTRY DEVELOPMENT WITH EXTENSIVE LANDSCAPING & LIGHTING
- FULLY FITTED KITCHENS WITH INTEGRATED OVEN, HOB, EXTRACTOR, FRIDGE FREEZER, DISHWASHER & WASHER DRYER
- FITTED HAMMONDS WARDROBES TO MASTER BEDROOM

Tenure: Freehold EPC Rating: Exempt



view this property online williamhbrown.co.uk/Property/BWB113614



Property Ref:
BWB113614 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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