



THE WALLED GARDEN

FRAMPTON, BOSTON

For Sale!



WEST END ROAD
FRAMPTON
LINCOLNSHIRE
PE20 1BT

An exclusive gated new build development
of detached 2 & 3 bed bungalows

ALB | RETIREMENT
HOMES

Location

Frampton is a small Lincolnshire village located just 3 miles from Boston town centre. Surrounded by local greenery, The Walled Garden is just a short walking distance from Frampton Nature Reserve and Frampton Hall. With local amenities on the doorstep including shops and super markets plus bus links to the surrounding towns. Located just 0.8 miles from the popular village of Kirton which boasts many amenities including schools, pubs and restaurants, convenience stores and beautiful churches, St Peter & St Paul. The town of Boston is just a 15 minute drive away and is convenient for shopping, travel links, more schools and is home to Pilgrim Hospital.

- 3 miles from Boston town centre
- 1.2 miles from the A16
- 0.7 miles to local shop & Post Office
- 0.9 miles from local Co-op supermarket
- 4 miles from Boston train station
- 0.5 Miles to bus stop

The Walled Garden



WEST END ROAD, FRAMPTON, PE20 1BT



2 Bedroom Detached

- Entrance hallway with storage
- 2 well-proportioned bedrooms with wardrobe to master bedroom
- Modern bathroom with porcelain floor and wall tiles
- Stylish open plan kitchen, living, dining area with sliding patio doors providing access to the rear garden
- Garage (attached or twin garage depending on the plot)
- 700 / 725 sqft (plot dependent)

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2 Bedroom Detached

- Spacious entrance hallway with storage
- Stylish open plan kitchen, living, dining area with bi-fold doors providing access to the rear garden
- 2 double bedrooms with wardrobe to the master bedroom
- Modern bathroom with porcelain wall and floor tiles
- Detached garage
- 751 sqft

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2 Bedroom Detached

- Spacious entrance hallway
- Stylish open plan kitchen, living, dining area with bi-fold doors providing access to the rear garden
- 2 double bedrooms with wardrobe to master bedroom
- Ensuite shower room to master bedroom
- Modern bathroom with porcelain tiles to floor and walls
- Attached carport
- 994 sqft

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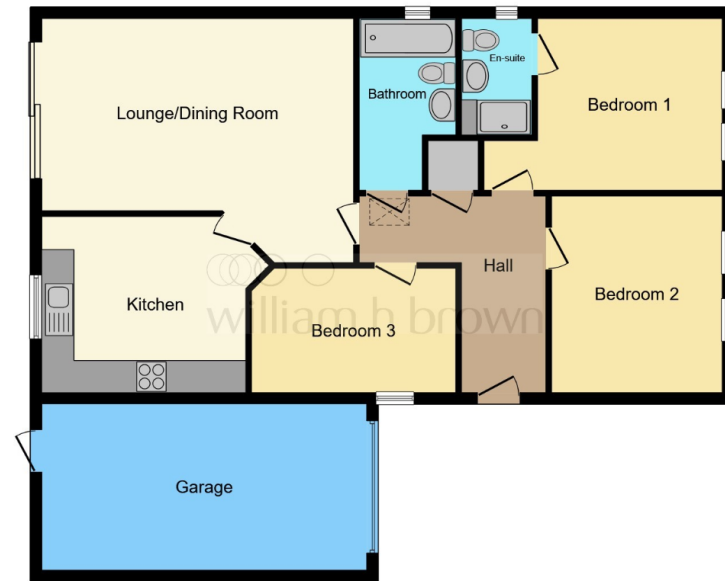




3 Bedroom Detached

- Spacious entrance hallway with storage
- Modern kitchen with integrated appliances
- Separate living / dining area with sliding patio doors leading to the rear garden
- 3 well-proportioned bedrooms with wardrobe to master bedroom
- Ensuite shower room to master bedroom
- Modern bathroom with porcelain floor and wall tiles
- Attached garage
- 1154 sqft

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3 Bedroom Detached

- Spacious entrance hallway with storage
- Modern open plan kitchen, living, dining room with with integrated appliances and bi-fold doors to the rear garden
- 3 well-proportioned bedrooms with wardrobe to the master bedroom
- Ensuite shower room to master bedroom
- Modern bathroom with porcelain floor and wall tiles
- Attached garage / carport / detached double garage (plot dependent)
- 1154 sqft

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Specification

- *A fully gated development with extensive landscaping and lighting plus private intercom access*
- *Fully fitted modern kitchen with integrated appliances including oven with hob and extractor, fridge freezer, dishwasher and washer dryer*
- *Granite worktops to the kitchens with under mounted stainless steel sink*
- *Porcelain tiles to bathroom floor and walls*
- *Heated towel rails, vanity unit with basin and mirror with lighting to the bathrooms*
- *Fitted wardrobe to master bedroom*
- *Zoned underfloor heating*
- *Bi-fold or patio doors leading to the rear garden*
- *Fully landscaped rear gardens with lawn, trees and hedges plus paved patio and paths*
- *Block paved driveways to selected plots*
- *Front of properties paved with planting area*
- *Gas boiler*
- *Recessed low energy lighting to all rooms*

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