



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

welcome to

The Walled Garden West End Road, Frampton Boston

PLOT 1 - THE WALLED GARDEN

* STAMP DUTY PAID UP TO £2500 *

Stunning 2 Bed Detached Bungalow with Open Plan Living, Attached Garage & rear Walled Garden in a Gated Development
Built to a High Specification

Viewing by Appointment Only

Entrance Hallway

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

Master Bedroom

9' x 17' (2.74m x 5.18m)

Fitted wardrobes with Zoned underfloor heating & recessed low energy lighting.
Window to front aspect.

Bedroom Two

7' 1" x 7' 11" (2.16m x 2.41m)

Zoned underfloor heating & recessed low energy lighting.
Window to front aspect.

Bathroom

7' x 7' (2.13m x 2.13m)

Modern bathroom with porcelain floor and wall tiles.
Heated towel rail, vanity unit with basin and mirror with lighting to the bathroom.

Kitchen / Dining Living Area

24' x 18' (7.32m 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.
Patio doors leading to the rear garden.
Recessed low energy lighting & Zoned underfloor heating.

Exterior

Attached Garage & Driveway
Fully landscaped rear gardens with lawn, trees and hedges
plus paved patio and paths.

A fully gated development with lighting and private intercom access.



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.



welcome to

**The Walled Garden West End Road,
Frampton Boston**

- PLOT 1 - Two Bed Detached Bungalow with Open Plan Living, Garage & Garden
- VIEWING BY APPOINTMENT
- AN EXCLUSIVE GATED NEW BUILD DEVELOPMENT OF DETACHED 2 & 3 BED BUNGALOWS
- FULLY GATED INTERCOM ENTRY DEVELOPMENT WITH EXTENSIVE LANDSCAPING & LIGHTING
- FULLY FITTED KITCHENS WITH INTEGRATED OVEN, HOB, EXTRACTOR, FRIDGE FREEZER, DISHWASHER & WASHER DRYER

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: B

£250,000



view this property online williamhbrown.co.uk/Property/BWB113604



Property Ref:
BWB113604 - 0013

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01205 351010



Boston@williamhbrown.co.uk



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



williamhbrown.co.uk

