

BRUCE MATHER
INDEPENDENT ESTATE AGENT



27 Middlegate Road
Frampton, Boston, PE20 1BX
Asking Price £319,000



27 Middlegate Road

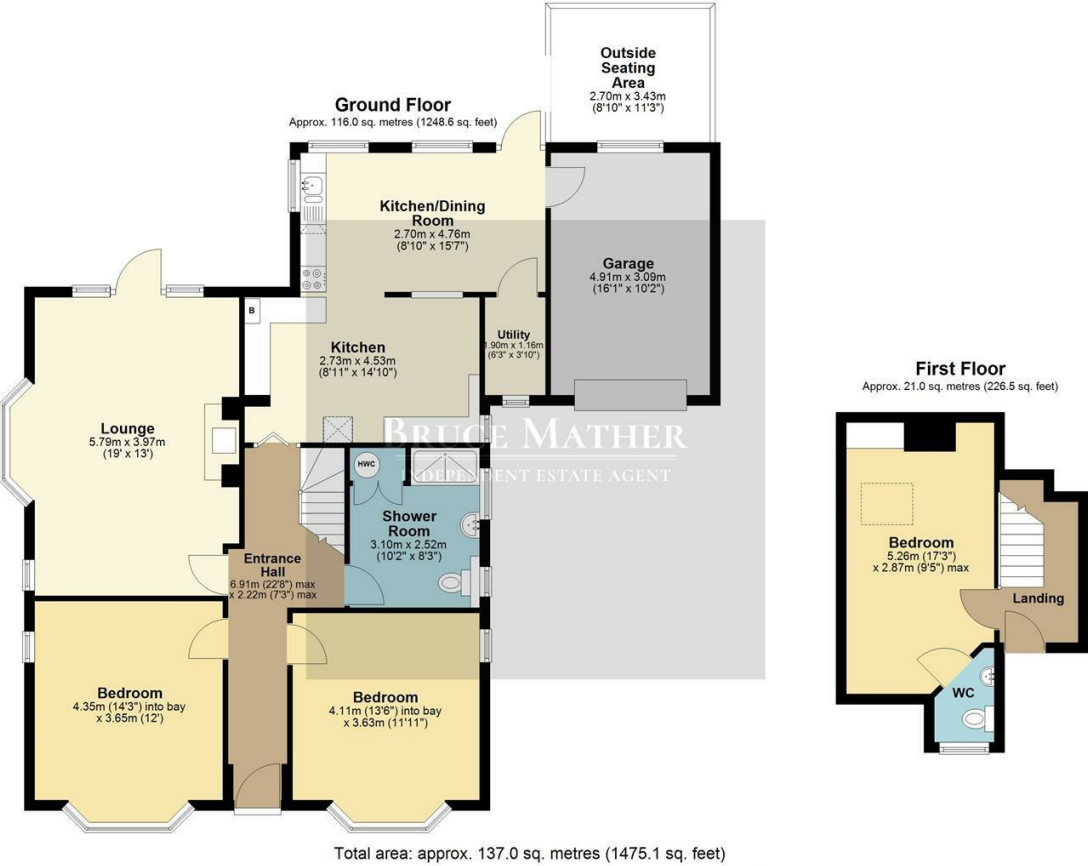
Frampton, Boston, PE20 1BX

A gorgeous 3-bedroom dormer bungalow in excellent condition throughout, with a large, beautifully manicured south-facing garden, all located in the desirable village of Frampton. A sure-to-be-popular, three-bedroom home, carefully and tastefully extended and decorated, suited to someone who appreciates a garden. There is a double bedroom and WC upstairs, two further double bedrooms and a bathroom downstairs, along with the kitchen/dining area, a large lounge with a log burner, a utility room, and an outside sitting area. To the front is a lawn with plenty of parking to the side, which leads to the garage. The rooms to the rear face over the garden, which boasts well-tended flower beds, fruit trees, a summer house, and a tranquil pond. Just a short walk away is the neighbouring village of Kirton, which offers a range of local shops, schools, and places to eat. Boston town centre is only a few miles away, providing even more amenities. To arrange a viewing of this lovely home, please contact Bruce Mather Estate Agents on 01205 365032.





Floor Plan



All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BRITISH PROPERTY AWARDS
2023
GOLD WINNER
ESTATE AGENT IN BOSTON

BRITISH PROPERTY AWARDS
2024
GOLD WINNER
ESTATE AGENT IN BOSTON

Viewing

Please contact our Boston Residential Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Pump Square, Boston, Lincs, PE21 6QW
Tel: 01205 365032 Email: sales@brucemather.co.uk www.brucemather.co.uk

