



130 West End Road

Frampton, Boston

Occupying a generous plot of approximately 0.25 acre, subject to survey, on the outskirts of the sought-after village of Frampton, this heavily extended and beautifully upgraded semi-detached home enjoys a peaceful semi-rural setting with far-reaching countryside views. Offering exceptional versatility, the impressive accommodation is ideal for larger families or multi-generational living.

The ground floor features a hall, study/playroom, spacious lounge, dining area with a multi-fuel burner, a stunning luxury fitted kitchen and a superb family room with bi-fold doors and a second multi-fuel burner creating a fantastic entertaining space. A utility room, shower room and ground floor bedroom complete the accommodation.

Upstairs, the generous principal bedroom benefits from an en-suite, alongside two further bedrooms and a family bathroom. Outside, there's ample off-road parking, a detached double garage with an attached studio/gym and a detached self-contained annexe offering open-plan living, a double bedroom and en-suite. The enclosed lawned rear garden is complimented by a large paved patio ideal for entertaining or relaxing. Further benefits include gas central heating, double glazing and air conditioning to selected rooms.

Situated on the outskirts of the popular village of Frampton, the property enjoys a peaceful rural feel while remaining just a short drive from Boston's excellent range of shopping, schooling and leisure facilities. The surrounding countryside offers wonderful walks, cycling routes and the best of Lincolnshire village life.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

Part glazed front entrance door through to the:

HALL

Having staircase rising to first floor.

STUDY/PLAYROOM

11' 6" x 7' 10" (3.50m x 2.40m)

Having window to front elevation, inset ceiling spotlights, radiator and tile effect flooring.

LOUNGE

12' 10" x 9' 10" (3.90m x 3.00m)

Having window to front elevation, inset ceiling spotlights, radiator and tiled floor. Opening to the:

DINING AREA

16' 9" x 11' 6" (5.10m x 3.50m)

Having inset ceiling spotlights, radiator, tiled floor and feature brick lined recess with inset multi-fuel burner. Opening to the:



KITCHEN

16' 9" x 11' 10" (5.10m x 3.60m)

Having french doors to side elevation, inset ceiling spotlights & speakers with large skylight, air conditioning unit and tiled floor. Fitted with a range of base & wall units with granite work surfaces comprising: gas hob inset to work surface, cupboards & drawers under, cupboards & extractor over, tall unit to side housing integrated microwave with cupboards under & over, further tall unit to other side housing integrated electric oven with cupboards under & over. Range of tall units incorporating integrated fridge & freezer and integrated coffee machine. Further work surface forming breakfast bar to one side with undercounter sink & mixer tap, cupboards & drawers under.



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FAMILY ROOM

17' 1" x 17' 1" (5.20m x 5.20m)

Having window to side elevation, bi-fold doors to rear elevation & garden, inset ceiling spotlights, radiator, air conditioning unit and feature multi-fuel burner to one corner.

UTILITY

6' 6" x 4' 3" (1.98m x 1.30m)

Having part glazed door to side elevation, tiled floor, space & plumbing for automatic washing machine.

SHOWER ROOM

Having inset ceiling spotlights, tiled floor, tiled walls, shower enclosure with electric shower fitting, WC with concealed cistern and hand basin with cupboard under.



BEDROOM FOUR

13' 1" x 11' 6" (4.00m x 3.50m)

Having window to rear elevation, inset ceiling spotlights and radiator.

FIRST FLOOR LANDING

MASTER BEDROOM

21' 8" x 11' 6" (6.60m x 3.50m)

(max) Having window to front elevation, inset ceiling spotlights, radiator, air conditioning unit and access to roof space.

EN-SUITE

6' 11" x 5' 3" (2.10m x 1.60m)

Having window to rear elevation, heated towel rail, tiled floor, tiled walls, shower enclosure with mixer shower fitting, WC with concealed cistern and counter basin on vanity unit with cupboard under.





BEDROOM TWO

16' 9" x 9' 6" (5.10m x 2.90m)

(max) Having window to front elevation, inset ceiling spotlights and radiator.

BEDROOM THREE

11' 10" x 9' 2" (3.60m x 2.80m)

Having window to rear elevation, inset ceiling spotlights and radiator.

BATHROOM

8' 6" x 7' 3" (2.60m x 2.20m)

Having window to rear elevation, inset ceiling spotlights, heated towel rail, tiled floor, tiled walls, shaped bath, WC with concealed cistern, hand basin inset to vanity unit with cupboard under and tall storage unit.



EXTERIOR

A pair of electric gates open on to a large area to the front of the property which provides ample off-road parking with a driveway extending down the side to the:

REAR GARDEN

Being enclosed and having a large paved patio area with a lawned garden beyond. A pair of gates open to a further driveway which leads to the garage & gym/studio and the detached annexe.

ANNEXE ACCOMMODATION

Part glazed front entrance door to the:

OPEN PLAN LOUNGE/DINER/KITCHEN

23' 10" x 15' 5" (7.26m x 4.69m)

(max) Having windows to front elevation, bi-fold doors to rear elevation, inset ceiling spotlights, radiator and air conditioning unit. The kitchen area has a tiled floor and is fitted with a range of base & wall units with work surface & splashback comprising: sink with mixer tap and electric hob inset to work surface, integrated electric oven, cupboards & drawers under and tall unit to side.

BEDROOM

13' 1" x 8' 2" (4.00m x 2.50m)

Having window to side elevation, inset ceiling spotlights and radiator.

EN-SUITE

6' 10" x 5' 3" (2.09m x 1.60m)

Having window to side elevation, tiled floor, tiled walls, wall mounted gas fired boiler providing for both domestic hot water & heating, shower enclosure with shower fitting, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.



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DOUBLE GARAGE

Having electric roller door.

STUDIO/GYM

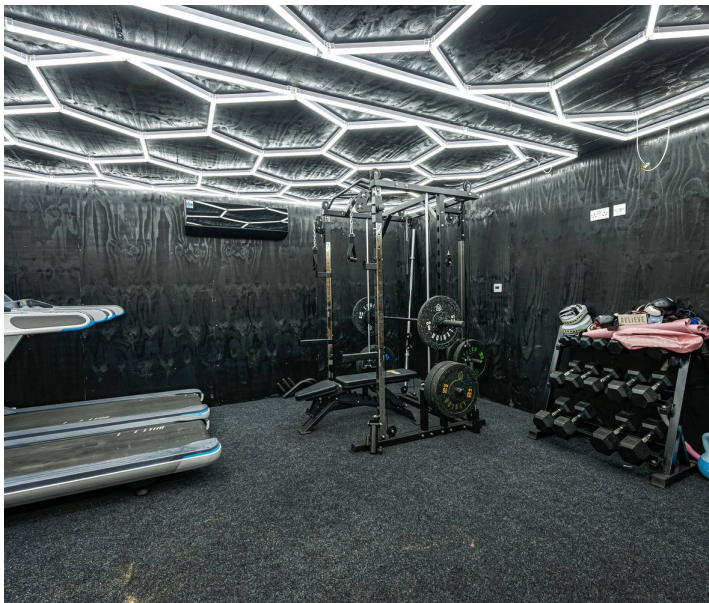
With light and power.

THE PLOT

The property occupies a plot of approximately 0.25 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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. The current council tax is band A.



LIFETIME LEGAL

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AGENT'S NOTES

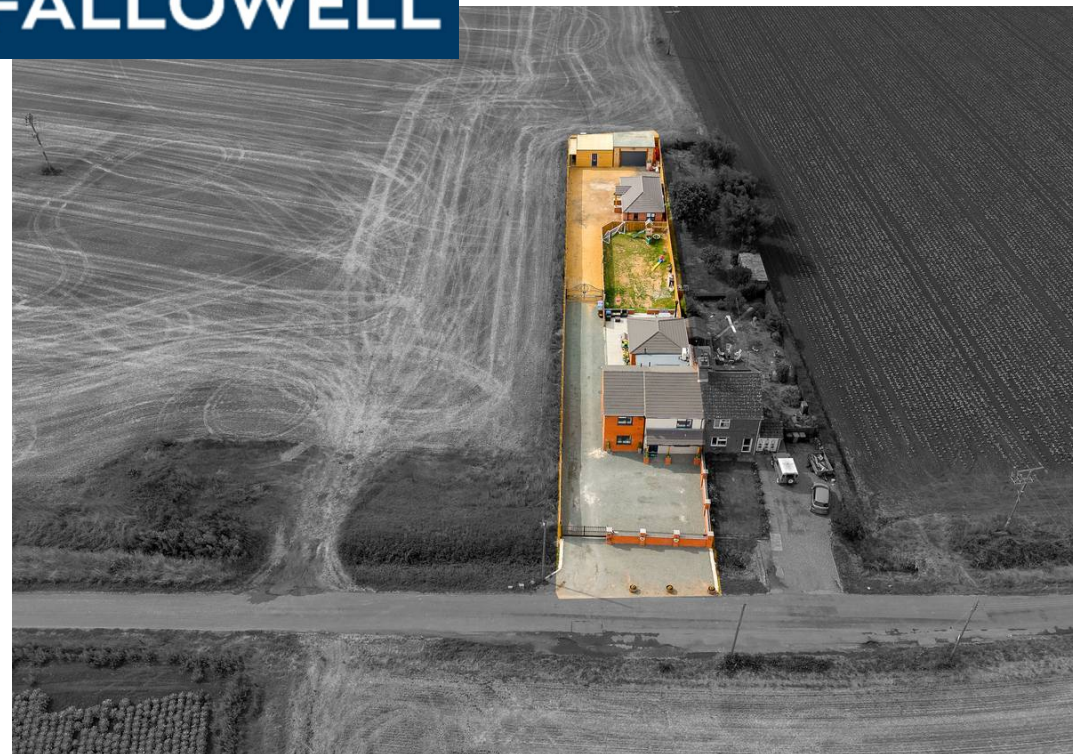
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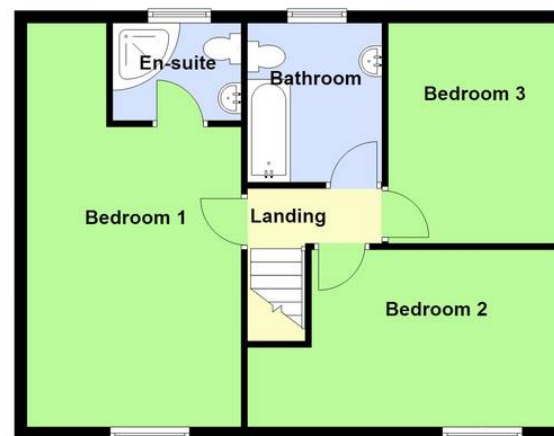
Ground Floor

Approx. 110.6 sq. metres (1190.7 sq. feet)



First Floor

Approx. 57.2 sq. metres (616.1 sq. feet)



Total area: approx. 167.9 sq. metres (1806.8 sq. feet)

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