



The Cottage, Silvertoft Lane

Frampton West, Boston

Occupying a generous plot of approximately 0.32 acre, subject to survey, this impressive detached family home enjoys an idyllic setting in the peaceful hamlet of Frampton West, surrounded by open countryside and boasting far-reaching rural views. Offering over 2,100 square feet of beautifully presented accommodation brimming with charm and character, the property provides the perfect blend of period appeal and modern family living.

The spacious accommodation comprises an entrance hall, cosy sitting room with multi-fuel burner, a generous lounge also with a multi-fuel burner, fitted kitchen, dining room, side entrance hall and cloakroom to the ground floor. Upstairs, the superb principal bedroom benefits from a large walk-in wardrobe and en-suite bathroom, complemented by three further bedrooms and a stylish family bathroom with separate shower.

Outside, the property is approached via a generous driveway providing ample off-road parking and leading to a detached double garage. The enclosed lawned gardens enjoy a high degree of privacy and include an outbuilding housing a hot tub and a covered seating area, creating the perfect space to relax.

Frampton West offers an enviable rural lifestyle with scenic walks and open farmland on the doorstep, while the nearby village of Frampton provides a popular primary school, village hall and community facilities. The market town of Boston is only a short drive away, offering an extensive range of shopping, supermarkets, restaurants, leisure facilities, schooling and rail links, making this an ideal location for those seeking the tranquillity of country living without compromising on convenience.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having windows to front elevation and staircase rising to first floor.

SITTING ROOM

20' 4" x 13' 1" (6.20m x 4.00m)

(max) Having windows to front & side elevations, feature beams to ceiling, cast iron radiator, wood effect flooring, built-in cupboards and fireplace recess with inset multi-fuel burner. Opening to the:



KITCHEN

21' 4" x 7' 10" (6.50m x 2.40m)

Having window to rear elevation, french doors to side elevation, feature beams to ceiling and wood effect flooring. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: belfast style sink with mixer tap and electric hob inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards & extractor over, tall unit to side housing integrated electric oven & microwave with drawer under & cupboard over, further unit to side with space & plumbing for automatic washing machine & tumble dryer. Further work surface with cupboards & drawers under, cupboards & drawers over. Opening to the:

DINING ROOM

13' 5" x 11' 10" (4.10m x 3.60m)

Having window to front elevation, feature beams to ceiling, exposed brickwork to one wall, wood effect flooring, built-in cupboards and understairs storage cupboard.



NEWTON FALLOWELL



 **NEWTON FALLOWELL**





SIDE ENTRANCE HALL

Having part glazed door to side elevation, radiator and wood effect flooring.

CLOAKROOM

Having window to side elevation, radiator, wood effect flooring, close coupled WC and hand basin.

LOUNGE

17' 9" x 16' 5" (5.40m x 5.00m)

Having windows to side & rear elevations, french doors to side elevation, feature beam to ceiling, radiator, oak flooring and brick-built fireplace with inset multi-fuel burner.



FIRST FLOOR LANDING

Having window to side elevation and radiator.

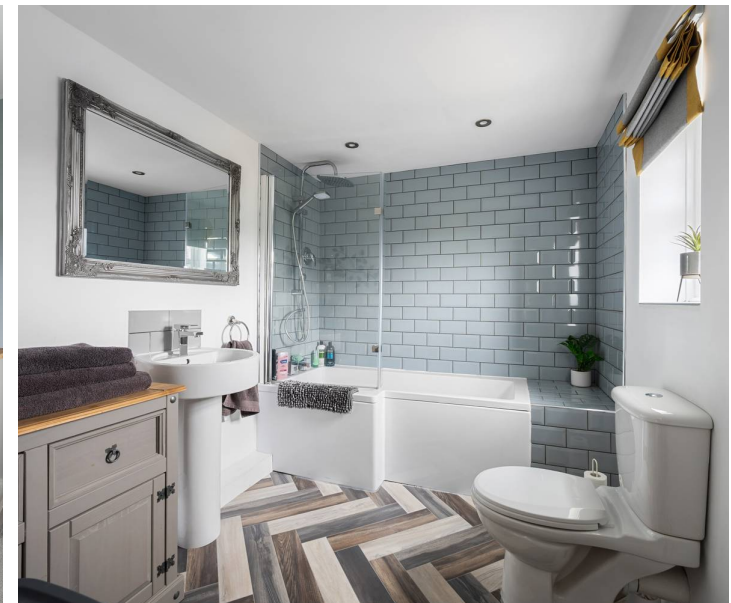
MASTER BEDROOM

16' 1" x 14' 9" (4.90m x 4.50m)

Having windows to both side elevations, inset ceiling spotlights, two radiators, air conditioning unit and large walk-in wardrobe.

EN-SUITE

Having window to side elevation, inset ceiling spotlights, heated towel rail, herringbone pattern wood effect flooring, tiled splashbacks, shaped bath with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin with tiled splashback.





BEDROOM TWO

13' 5" x 11' 10" (4.10m x 3.60m)

Having window to front elevation and radiator.

BEDROOM THREE

13' 5" x 11' 10" (4.10m x 3.60m)

Having window to front elevation and radiator.

BEDROOM FOUR

13' 1" x 7' 10" (4.00m x 2.40m)

Having window to side elevation and radiator.

BATHROOM

Having window to rear elevation, inset ceiling spotlights, radiator incorporating heated towel rail, wood effect flooring, tiled splashbacks, built-in cupboard, freestanding bath with central mixer tap, large walk-in shower enclosure with overhead rainfall & hand held shower fitting, two pedestal hand basins and close coupled WC.





 **NEWTON FALLOWELL**

EXTERIOR

To the front of the property there is a lawned garden with borders. A driveway provides ample off-road parking and leads to the:

DETACHED DOUBLE GARAGE

19' 4" x 19' 0" (5.90m x 5.80m)

Having two up-and-over doors, windows & door to rear, light and power. To the rear of the garage there is a covered log store. Wrought iron gates open to a concrete hardstanding area to the side of the property with gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with a covered seating/entertainment area to the side of the garage and a timber building with a hot tub. There is also a paved patio with a garden shed to the other side of the property which can be accessed via the french doors in the kitchen.

THE PLOT

The property occupies a plot of approximately 0.32 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.



NEWTON FALLOWELL



SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators and the current council tax is band D.

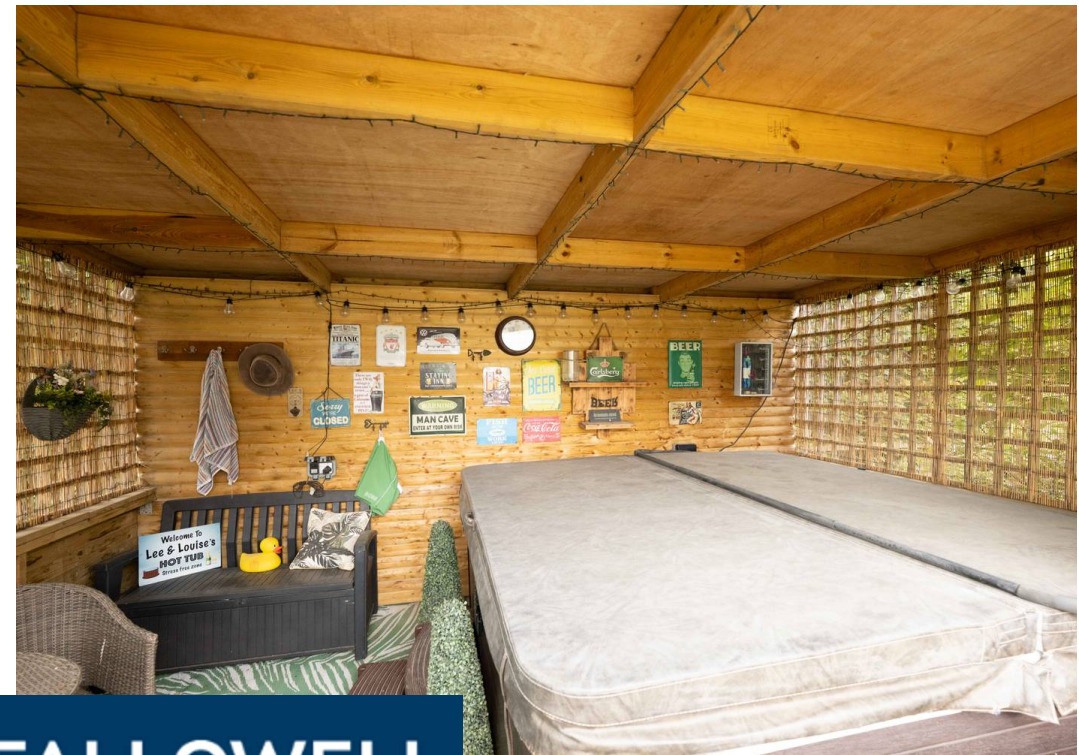
LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



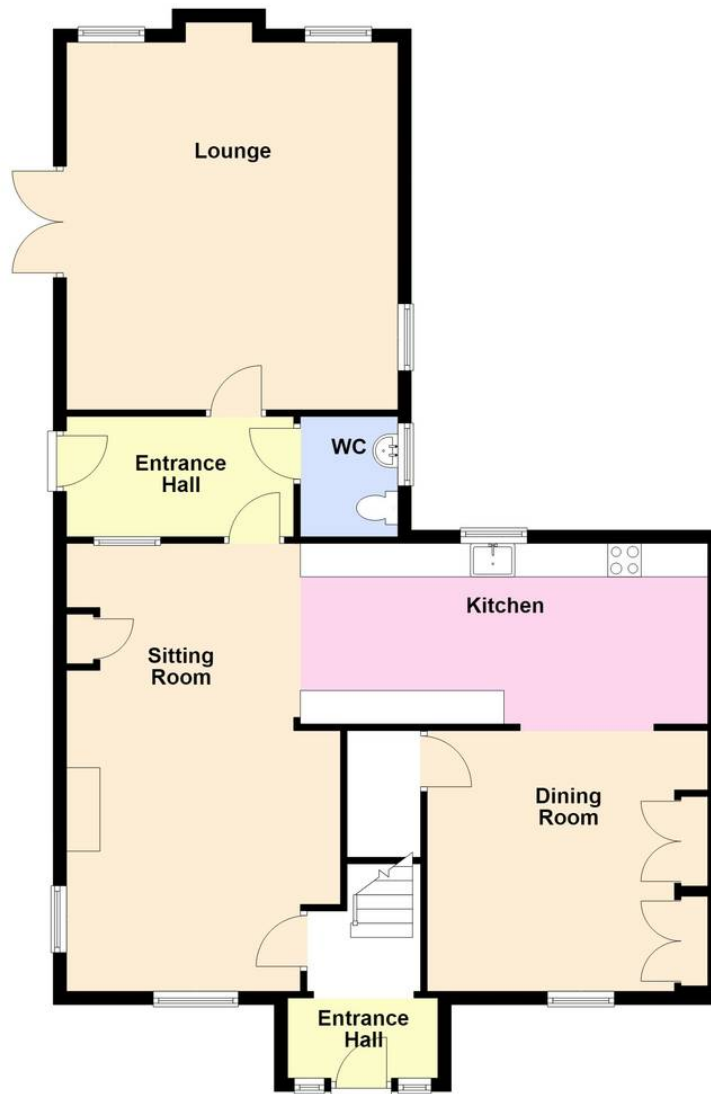


 NEWTON FALLOWELL



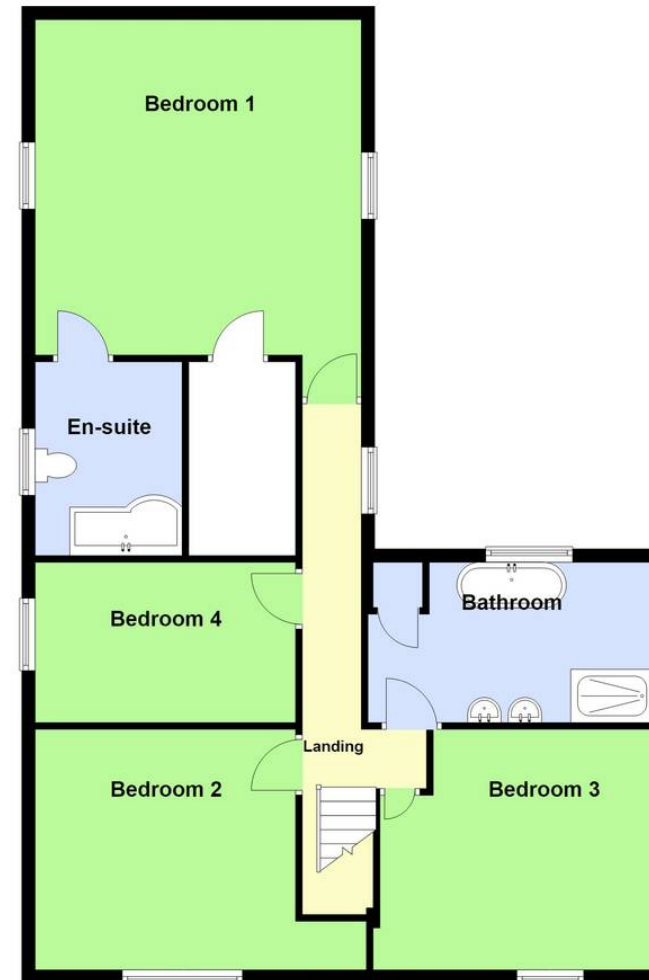
Ground Floor

Approx. 104.9 sq. metres (1128.9 sq. feet)



First Floor

Approx. 96.0 sq. metres (1032.9 sq. feet)



Total area: approx. 200.8 sq. metres (2161.8 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

