



2 Plough Way

Frampton, Boston

Set within a sought-after new development on the outskirts of the ever-popular village of Frampton, this attractive four-bedroom detached home offers stylish, contemporary living that's perfect for modern family life. Beautifully presented throughout, the spacious accommodation includes an inviting entrance hall, cloakroom, generous lounge/diner, a sleek breakfast kitchen and a practical utility room. Upstairs, the impressive principal bedroom enjoys its own en-suite, complemented by three further bedrooms and a family bathroom. Outside, the property boasts a driveway providing ample off-road parking, a garage and a fully enclosed rear garden, creating an ideal space for relaxing and entertaining. Further benefits include gas central heating and double glazing, making this a home ready to move straight into.

Frampton is a highly regarded Lincolnshire village just three miles south of Boston, offering the perfect blend of peaceful village living and everyday convenience. Renowned for the spectacular RSPB Frampton Marsh nature reserve, the area is ideal for walking, cycling and wildlife enthusiasts, while excellent road links via the A16 provide easy access to Boston, Spalding and beyond. With a welcoming community, historic character and nearby schools, shops and healthcare facilities, Frampton is an increasingly sought-after location for families and professionals alike.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





ACCOMMODATION

Part glazed front entrance door with side screen through to the:

ENTRANCE HALL

Having radiator, wood effect flooring and staircase rising to first floor.

CLOAKROOM

Having wood panelling to dado height, radiator, wood effect flooring, close coupled WC and hand basin.

LOUNGE/DINER

26' 1" x 16' 2" (7.95m x 4.93m)

(max) Having two sets of french doors to side elevation, window to other side elevation, radiator and understairs storage cupboard.





BREAKFAST KITCHEN

15' 0" x 9' 7" (4.57m x 2.91m)

Having windows to front & rear elevations, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with inset electric hob, cupboards & drawers under, cupboards & extractor over, tall unit to side. Further work surface return with cupboard under, cupboards over and tall unit to side housing integrated electric double oven with cupboards under & over.

UTILITY

6' 1" x 5' 2" (1.85m x 1.57m)

Having window to rear elevation, door to garage, work surface with space & plumbing for automatic washing machine under, gas fired boiler providing for both domestic hot water & heating over.



NEWTON FALLOWELL



 **NEWTON FALLOWELL**



FIRST FLOOR LANDING

Having window to rear elevation, radiator and access to roof space.

MASTER BEDROOM

15' 1" x 9' 8" (4.59m x 2.94m)

Having window to front elevation and radiator.

EN-SUITE

8' 3" x 3' 11" (2.51m x 1.19m)

Having window to rear elevation, heated towel rail, shaver point, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

BEDROOM TWO

11' 7" x 10' 0" (3.52m x 3.05m)

Having window to side elevation and radiator.

BEDROOM THREE

10' 3" x 9' 4" (3.12m x 2.85m)

Having window to side elevation and radiator.

BEDROOM FOUR

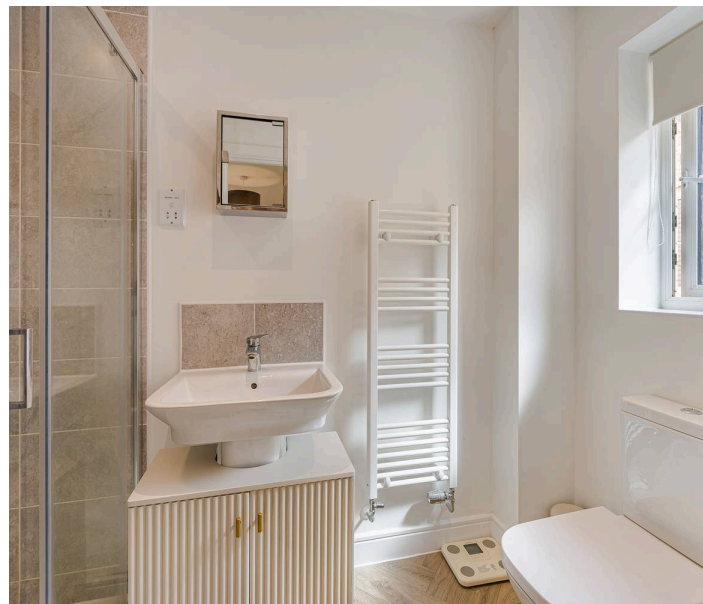
10' 10" x 6' 5" (3.30m x 1.96m)

Having window to side elevation and radiator.

BATHROOM

6' 10" x 6' 1" (2.09m x 1.86m)

Having window to side elevation, heated towel rail, wood effect flooring, tiled splashbacks, shaver point, panelled bath, close coupled WC and pedestal hand basin.





 **NEWTON FALLOWELL**



EXTERIOR

To the front of the property there is a driveway providing off-road parking which leads to the:

GARAGE

Having up-and-over door, light and power.

GARDEN

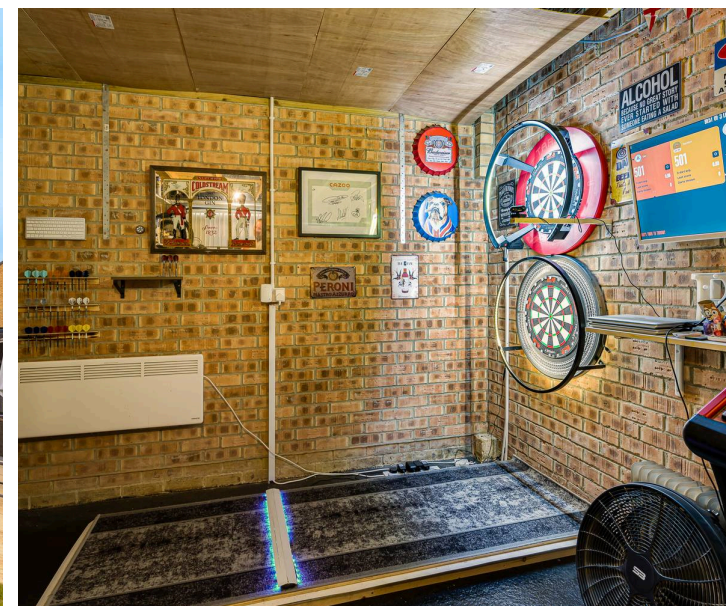
Being enclosed and laid to lawn with a paved patio and garden shed.

SERVICES

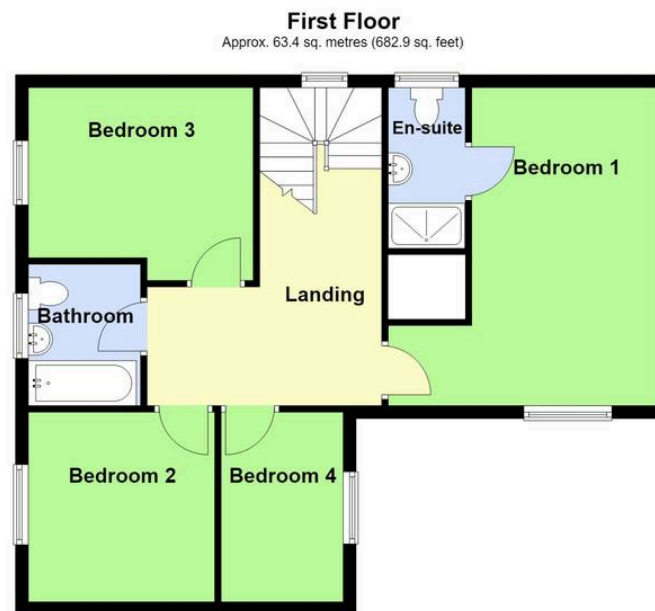
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band D.

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.



NEWTON FALLOWELL



Total area: approx. 141.8 sq. metres (1526.6 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate – PE21 6RX

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

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 in relation to this property.