





Boardsides
Lincolnshire,
PE20 3QP

Offers in Excess of £
550,000.00

bettermove

Boardsides - Lincolnshire,

Bettermove are proud to present this 4 bedroom detached house in Frampton.

The property benefits from double glazing, and LPG gas heating throughout, with ample off street parking available.

The council tax band is D.

The interior of this spacious and versatile property comprises multiple reception rooms, two kitchens, a dining room, a lounge and a conservatory on the ground floor, together with a bathroom and separate WC. The first floor consists of four bedrooms, offering ample accommodation for family living. The property also benefits from a range of additional outbuildings, including several stores, a warehouse and multiple garages, providing excellent storage and potential for a variety of uses. With a total floor area of approximately 5,530 sq ft, this substantial property offers flexible accommodation with plenty of scope to suit a range of requirements.

Located in the sought after village of Hubberts Bridge, Frampton, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Hubberts Bridge train station, a variety of local bus routes, and quick access to the A17.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
4	2	4	Freehold

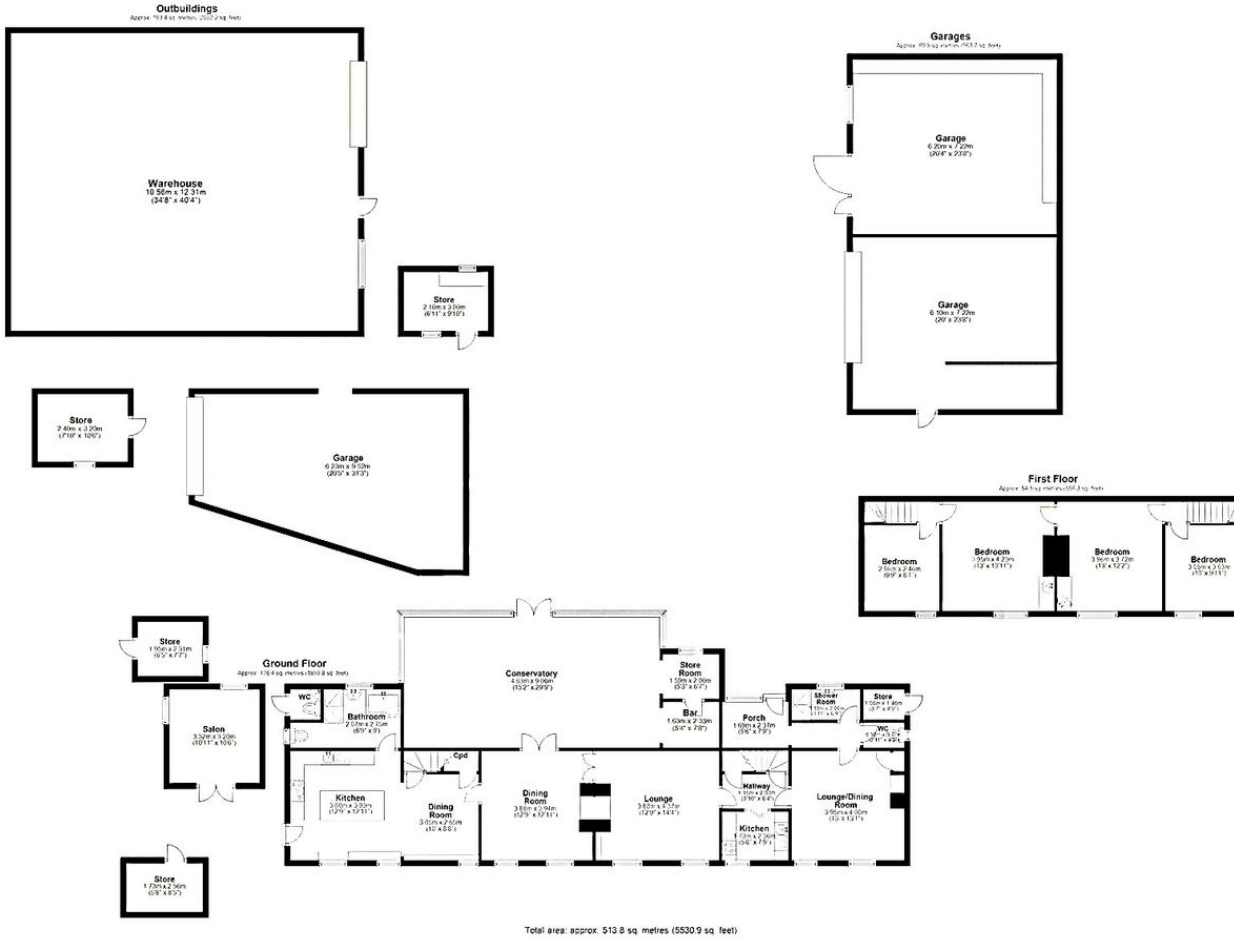








Floor Plan


Outbuildings
Warehouse
10.56m x 12.31m
(34'8" x 40'4")
Store
2.10m x 3.00m
(6'11" x 9'10")
Store
2.40m x 3.20m
(7'10" x 10'6")
Garage
6.23m x 9.52m
(20'5" x 31'3")
Garages
Garage
6.20m x 7.22m
(20'4" x 23'8")
Garage
6.10m x 7.22m
(20' x 23'8")
First Floor
Bedroom
2.91m x 2.44m
(9'6" x 8'0")
Bedroom
3.70m x 4.23m
(12'2" x 13'11")
Bedroom
3.94m x 3.72m
(12'11" x 12'2")
Bedroom
3.52m x 3.12m
(11'7" x 10'3")
Store
1.95m x 2.31m
(6'5" x 7'7")
Ground Floor
Salon
3.32m x 3.20m
(10'11" x 10'6")
WC
Bathroom
2.12m x 2.72m
(6'11" x 8'11")
Conservatory
4.50m x 9.06m
(14'9" x 29'9")
Store Room
1.55m x 2.50m
(5'1" x 8'2")
Bar
1.63m x 2.39m
(5'4" x 7'10")
Porch
1.60m x 2.31m
(5'3" x 7'7")
Shower Room
Store
WC
Cpd
Kitchen
3.05m x 3.22m
(10'0" x 10'7")
Dining Room
3.01m x 2.50m
(9'11" x 8'2")
Dining Room
3.60m x 3.94m
(11'10" x 12'11")
Lounge
3.62m x 5.17m
(11'11" x 16'11")
Hallway
Kitchen
Lounge/Dining Room
3.95m x 4.00m
(13' x 13'1")
Store
1.73m x 2.36m
(5'8" x 7'9")
Total area: approx. 513.8 sq. metres (5530.9 sq. feet)

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		72
(55 to 68) D		
(39 to 54) E		
(21 to 38) F	36	
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		82
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	52	
(21 to 38) F		
(1 to 20) G		







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