



21 Lenton Way

Frampton, Boston

Situated towards the end of a quiet cul-de-sac in the highly sought-after village of Frampton, this well-presented semi-detached home occupies a generous plot of approximately 0.15 acre, subject to survey, and enjoys the added benefit of a playing field to the rear, providing an attractive open outlook. Ideally positioned between Boston and Spalding, Frampton offers the perfect balance of village living with excellent access to both towns. The neighbouring village of Kirton is just a short drive away and provides a wide range of everyday amenities including shops, a GP surgery, pharmacy, supermarkets, schools and cafés.

The accommodation briefly comprises an entrance hall, spacious dining kitchen, utility area with cloakroom off, comfortable lounge and a conservatory overlooking the rear garden to the ground floor. To the first floor are three bedrooms, a family bathroom and a separate WC.

Outside, the property offers a driveway providing ample off-road parking, together with additional space ideal for a caravan or motorhome. There is also an attached workshop and an enclosed rear garden, making the property well suited to families, hobbyists or those requiring extra outdoor space. Further benefits include gas central heating, with a boiler installed in 2023, and double glazing throughout.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

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

DINING KITCHEN

13' 11" x 12' 9" (4.23m x 3.88m)

(max) Having window to rear elevation, coved ceiling, radiator, tiled floor and understairs storage cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap and electric hob inset to work surface, integrated electric oven, integrated dishwasher, cupboards & drawers under, cupboards & stainless steel extractor over. Work surface return with cupboards under and cupboards over. Further work surface with cupboards under, cupboards over and breakfast bar to one side. Part glazed stable style door to the:

UTILITY AREA

Having work surface with space & plumbing for automatic washing machine under and door to the workshop and door to the:

CLOAKROOM

Having window to rear elevation, radiator, part tiled walls, close coupled WC and pedestal hand basin.



LOUNGE

19' 1" x 16' 5" (5.82m x 5.00m)

(max) Having window to front elevation, coved ceiling, two radiators and wood effect flooring. Glazed bi-fold doors to the:

CONSERVATORY

9' 2" x 7' 10" (2.79m x 2.40m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having glazed door to rear elevation & garden, radiator and wood effect flooring.



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FIRST FLOOR LANDING

Having window to side elevation, coved ceiling and access to roof space.

BEDROOM ONE

13' 5" x 9' 10" (4.10m x 3.00m)

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

14' 1" x 8' 10" (4.30m x 2.70m)

(max) Having window to rear elevation, radiator and built-in cupboard housing gas fired boiler providing for both domestic hot water & heating.





BEDROOM THREE

9' 10" x 7' 1" (3.00m x 2.15m)

Having window to front elevation, coved ceiling and radiator.

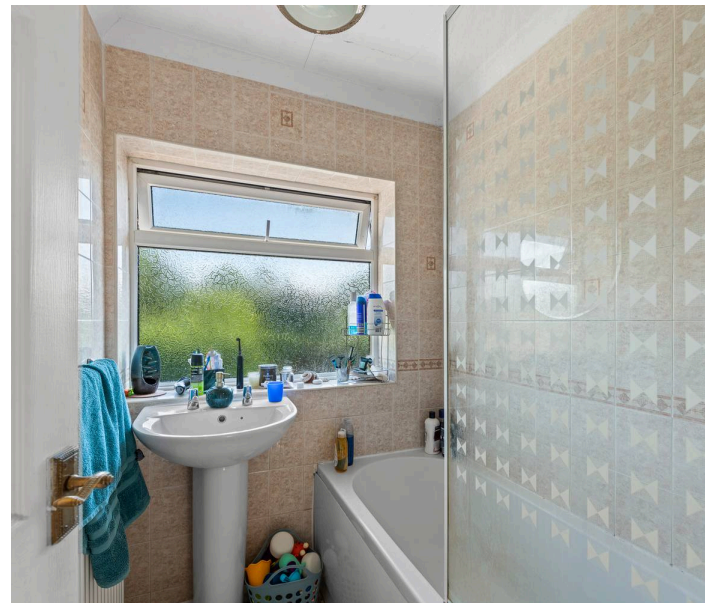
BATHROOM

5' 7" x 4' 11" (1.70m x 1.50m)

Having window to rear elevation, coved ceiling, radiator, tiled walls and built-in airing cupboard. Fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over and pedestal hand basin.

SEPARATE WC

Having window to rear elevation, coved ceiling, radiator, close coupled WC and hand basin with tiled splashback.



EXTERIOR

To the front of the property there is a lawned garden with a driveway providing ample off-road parking with a gravelled area to the side suitable for a caravan or motorhome.

WORKSHOP

19' 0" x 8' 11" (5.80m x 2.71m)

(max) Having part glazed doors to front & rear elevations, light and power. In the agent's opinion this area offers potential into further living accommodation if required, subject to any necessary planning permission.

REAR GARDEN

Being enclosed and majority laid to lawn with various trees, paved patio & footpath, greenhouse and summerhouse.

THE PLOT

The property occupies a plot of approximately 0.15 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.



NEWTON FALLOWELL



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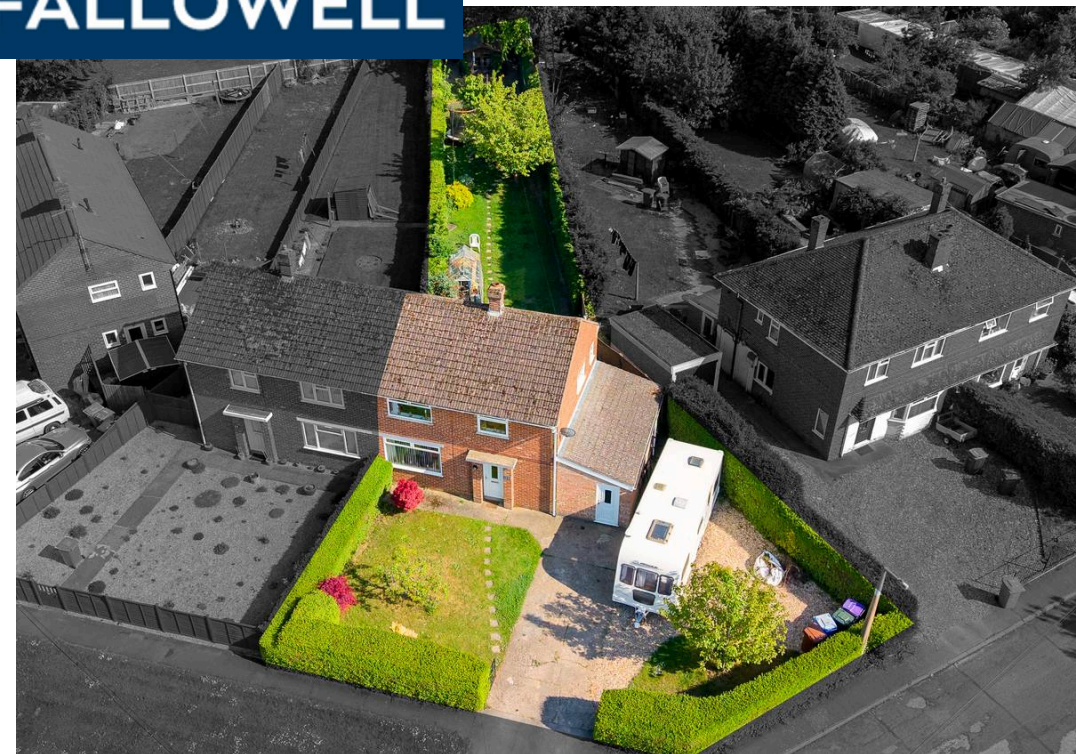
AGENT'S NOTES

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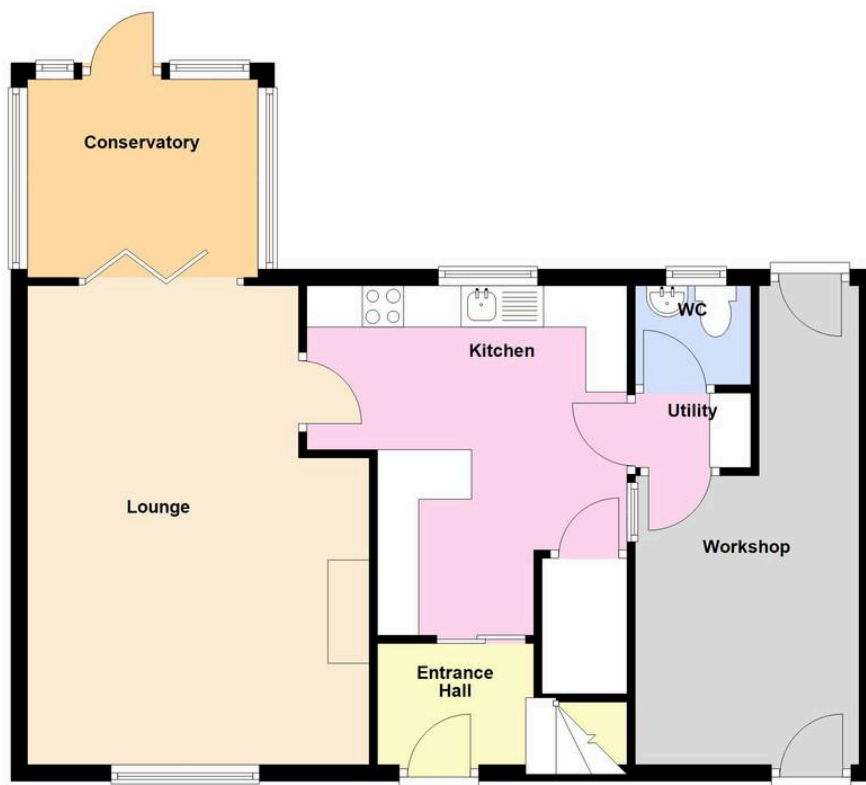


NEWTON FALLOWELL



Ground Floor

Approx. 70.3 sq. metres (756.6 sq. feet)

**First Floor**

Approx. 43.6 sq. metres (468.9 sq. feet)



Total area: approx. 113.9 sq. metres (1225.5 sq. feet)

Newton Fallowell Estate Agents

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