

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



6 Grosvenor Road  
Frampton, Boston, PE20 1DB

Offers In The Region Of £300,000



## 6 Grosvenor Road

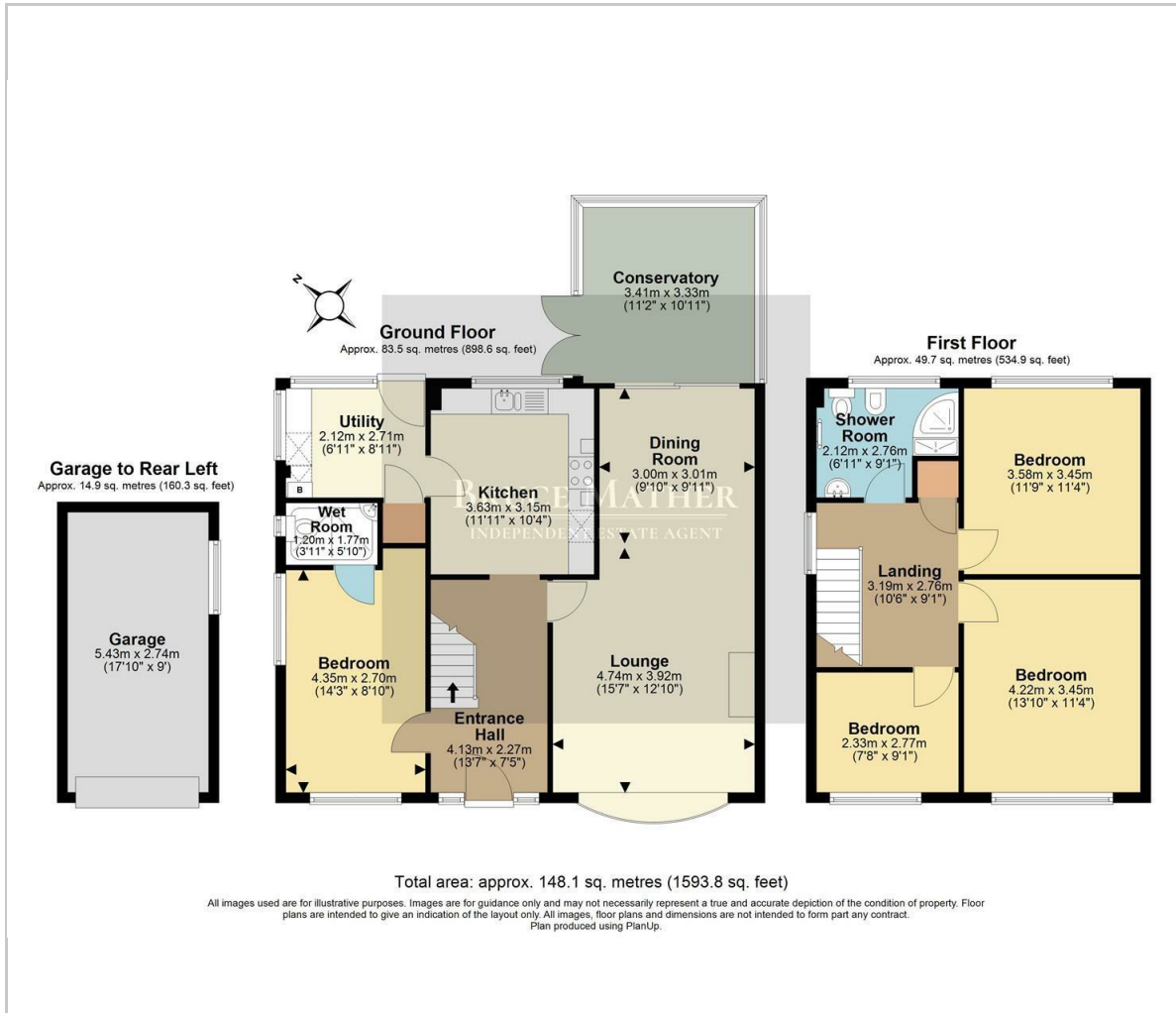
Frampton, Boston, PE20 1DB

A well laid out attractive four bedroom detached family home with private garden and garden for those seeking village life in sought after Frampton. The property consists of an open plan dining room reception, kitchen with a utility off it, a conservatory leading to the garden and a downstairs ensuite bedroom with also could be used and addition lounge, upstairs there are three bedrooms off the landing and a family bathroom. The property benefits from uPVC double glazing and solar panels. To the front is lawn and parking with access to the side to the garage, the garden is contained and private with a shed as well as a patio area. This ideal family property is situated close to local amenities and schools in Kirton. Please call Bruce Mather Estate Agents to arrange a viewing on 01205 365032 or email [sales@brucemather.co.uk](mailto:sales@brucemather.co.uk).

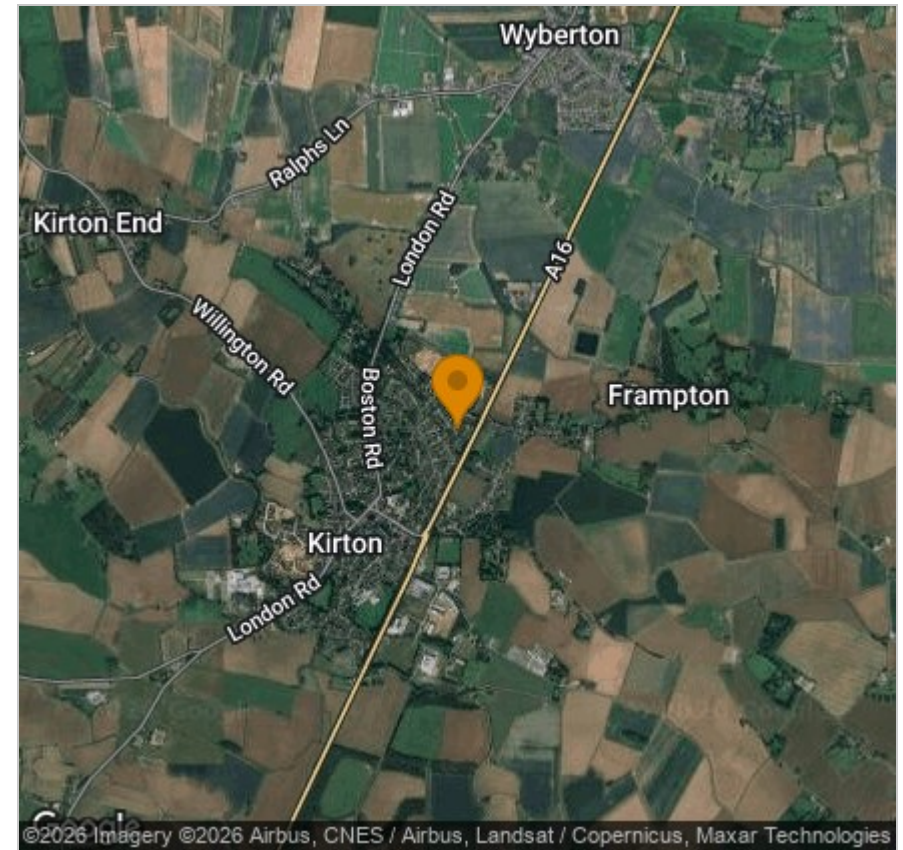




## Floor Plan



## Area Map



## Viewing

Please contact our Boston Residential Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Pump Square, Boston, Lincs, PE21 6QW  
Tel: 01205 365032 Email: sales@brucemather.co.uk www.brucemather.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		80	82
		EU Directive 2002/91/EC	

