



£249,950

13 Plough Way, Frampton, Boston, Lincolnshire PE20 1BU

SHARMAN BURGESS

**13 Plough Way, Frampton, Boston,
Lincolnshire PE20 1BU
£249,950 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having partially obscure glazed front entrance door, staircase leading off, wall mounted digital thermostat for the central heating, ceiling light point.

LOUNGE

18' 5" x 10' 3" (maximum) (5.61m x 3.12m)

Having dual aspect windows, two radiators, two ceiling light points, TV aerial point.

A superbly presented, modern three bedroomed detached property with driveway to the rear and enclosed approximate south facing gardens. Accommodation comprises an entrance hall, lounge, modern fitted kitchen diner with integrated appliances and quartz work surfaces, ground floor cloakroom, three bedrooms to the first floor, en-suite shower room to bedroom one and a family bathroom. Further benefits include gas central heating and uPVC double glazing.



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KITCHEN DINER

18' 4" (maximum) x 11' 9" (maximum) (5.59m x 3.58m)

Having a modern fitted kitchen comprising quartz work surfaces with matching upstands, inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated fridge freezer, integrated automatic washing machine, integrated dishwasher, integrated waist height double oven and grill, integrated induction hob with stainless steel illuminated fume extractor above, dual aspect windows, radiator, ceiling recessed lighting, additional ceiling light point, French doors leading to the garden, built-in understairs storage cupboard, door to: -

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising corner wash hand basin with mixer tap and tiled splashback, push button WC, radiator, ceiling light point, extractor fan.

FIRST FLOOR LANDING

Having access to loft space, radiator, ceiling light point, built-in boiler cupboard housing the Vaillant gas combination central heating boiler.

BEDROOM ONE

11' 8" (maximum) x 10' 5" (maximum) (3.56m x 3.17m)

Having window to front elevation, radiator, ceiling light point, built-in double wardrobe with sliding doors and hanging rails and shelving within.



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EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap and tiled splashback, tiled shower cubicle with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, heated towel rail, ceiling recessed lighting, extractor fan, electric shaver point, obscure glazed window to front elevation.

BEDROOM TWO

11' 10" (maximum into entrance area) x 11' 7" (maximum into entrance area) (3.61m x 3.53m)

Having window to front elevation, radiator, ceiling light point.

BEDROOM THREE

8' 2" (maximum) x 8' 0" (into recess) (2.49m x 2.44m)

Having window to side elevation, radiator, ceiling light point.

FAMILY BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, panelled bath with wall mounted mixer tap and hand held shower attachment, tiled splashbacks, heated towel rail, electric shaver point, extractor fan, ceiling recessed lighting, obscure glazed window.

EXTERIOR

The property sits on a corner plot and has a tarmac driveway which provides off road parking. A pathway leads to the front entrance door. The domestic gardens enjoy an approximate south facing aspect and comprise a paved seating area, leading to the remainder which is predominantly laid to lawn. The garden is fully enclosed by fencing and served by outside tap and lighting.

AGENTS NOTE

Prospective purchasers should be aware that there is an annual service charge for the upkeep and maintenance of communal and unadopted areas. The vendor has informed the agent that the last payment made was for the amount of £148.00.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

18112025/28563620/MIT



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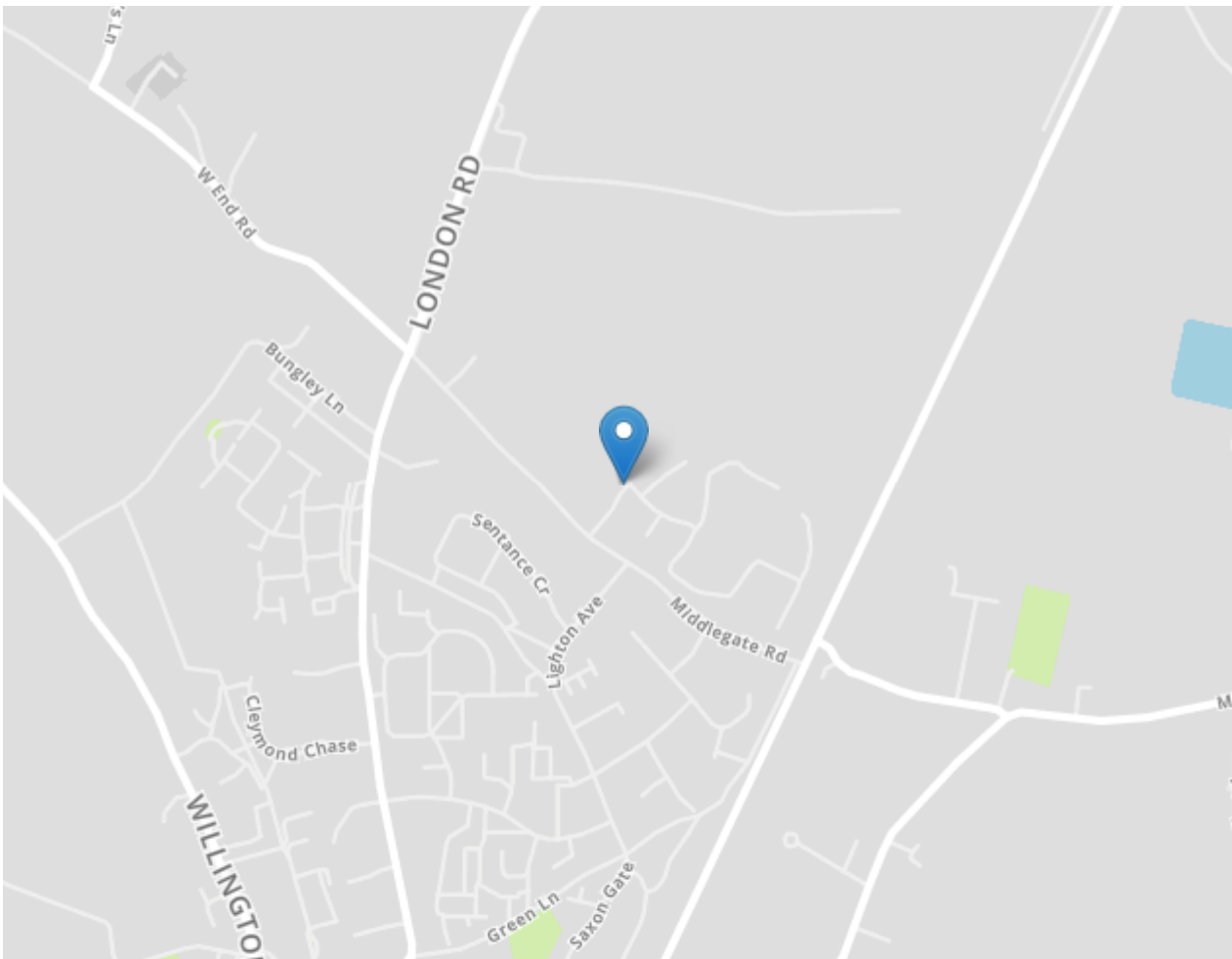
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

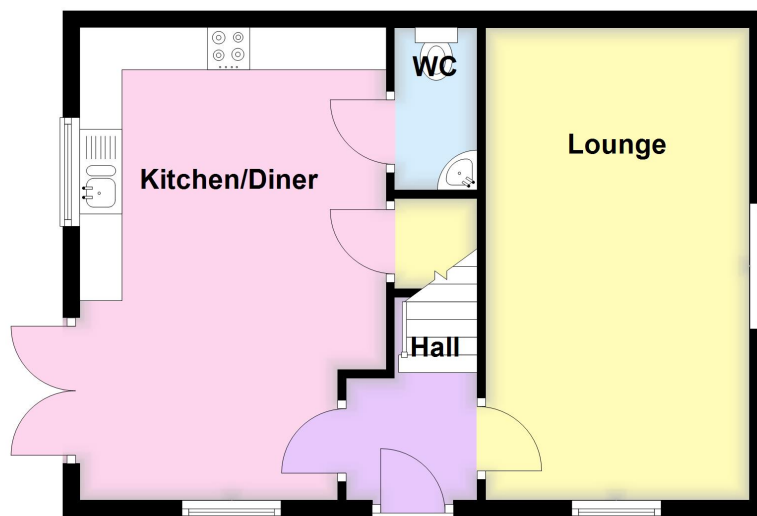
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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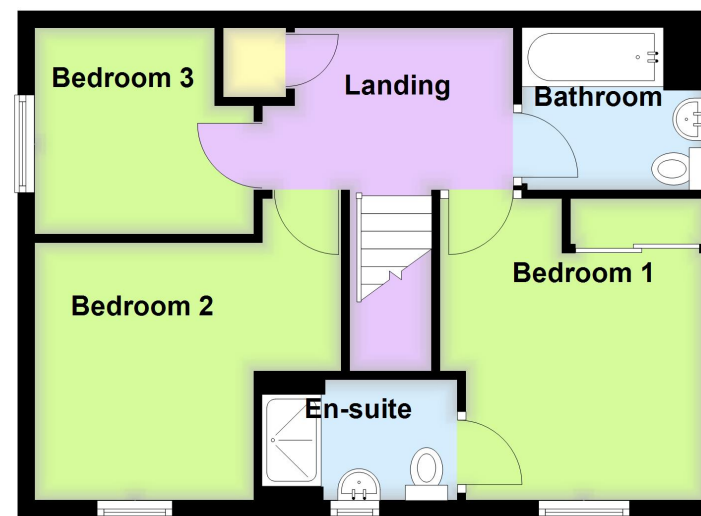
Ground Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



Total area: approx. 88.7 sq. metres (954.6 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	