



£115,000

31 Frampton Place, Boston, Lincolnshire PE21 8ET

SHARMAN BURGESS

31 Frampton Place, Boston, Lincolnshire
PE21 8ET
£115,000 Freehold

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door with obscure glazed window above, staircase leading off, ceiling light point, coved cornice, wall mounted electric consumer unit.

OPEN PLAN LOUNGE DINER

26' 1" (maximum into bay window) x 10' 9" (taken at widest point) (7.95m x 3.28m)

Having feature bay window to front aspect, wood effect laminate flooring, two radiators, dado rail coved cornice, two ceiling light points, TV aerial point, living flame coal effect electric fire with fitted inset and hearth and display surround. Under stairs storage cupboard.

A good sized mid-terraced property benefitting from three independent bedrooms to the first floor. The well presented accommodation comprises an entrance hall, open plan lounge diner, kitchen, rear entrance lobby, ground floor bathroom and three bedrooms arranged off a first floor landing. Further benefits include uPVC double glazing, gas central heating and enclosed garden to the rear. Being offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



KITCHEN

10' 10" (maximum) x 7' 4" (maximum) (3.30m x 2.24m)
With roll edge work surfaces with tiled splashbacks, inset Belfast style sink with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring gas hob with illuminated fume extractor, plumbing for automatic washing machine, plumbing for dishwasher, tiled floor, coved cornice, ceiling light point, window to side aspect.

REAR ENTRANCE LOBBY

With tiled floor, radiator, coved cornice, ceiling light point, access to roof space, obscure glazed door leading to the garden.

GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising WC, bath with mixer tap and wall mounted mains fed shower, wash hand basin, obscure glazed window to side aspect, coved cornice, ceiling light point, tiled floor, radiator.

FIRST FLOOR LANDING

With radiator, coved cornice, ceiling light point, access to roof space.

BEDROOM ONE

12' 0" (maximum) x 11' 9" (maximum taken to built-in wardrobes) (3.66m x 3.58m)

Having window to front aspect, coved cornice, ceiling light point, wood effect laminate flooring, radiator.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

12' 0" (maximum) x 8' 2" (maximum) (3.66m x 2.49m)

Having window to rear aspect, wood effect laminate flooring, coved cornice, ceiling light point, airing cupboard housing the hot water cylinder.

BEDROOM THREE

7' 4" (maximum) x 10' 10" (maximum) (2.24m x 3.30m)

Having dual aspect windows, wood effect laminate flooring, radiator, ceiling light point.

EXTERIOR

The rear garden is initially laid to low maintenance concrete, leading through to a paved area with a section of lawn towards the rear. The garden is fully enclosed by a mixture of wall and fencing and houses a brick and slate tile outside store.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

REFERENCE

25072024/27992716/HUT



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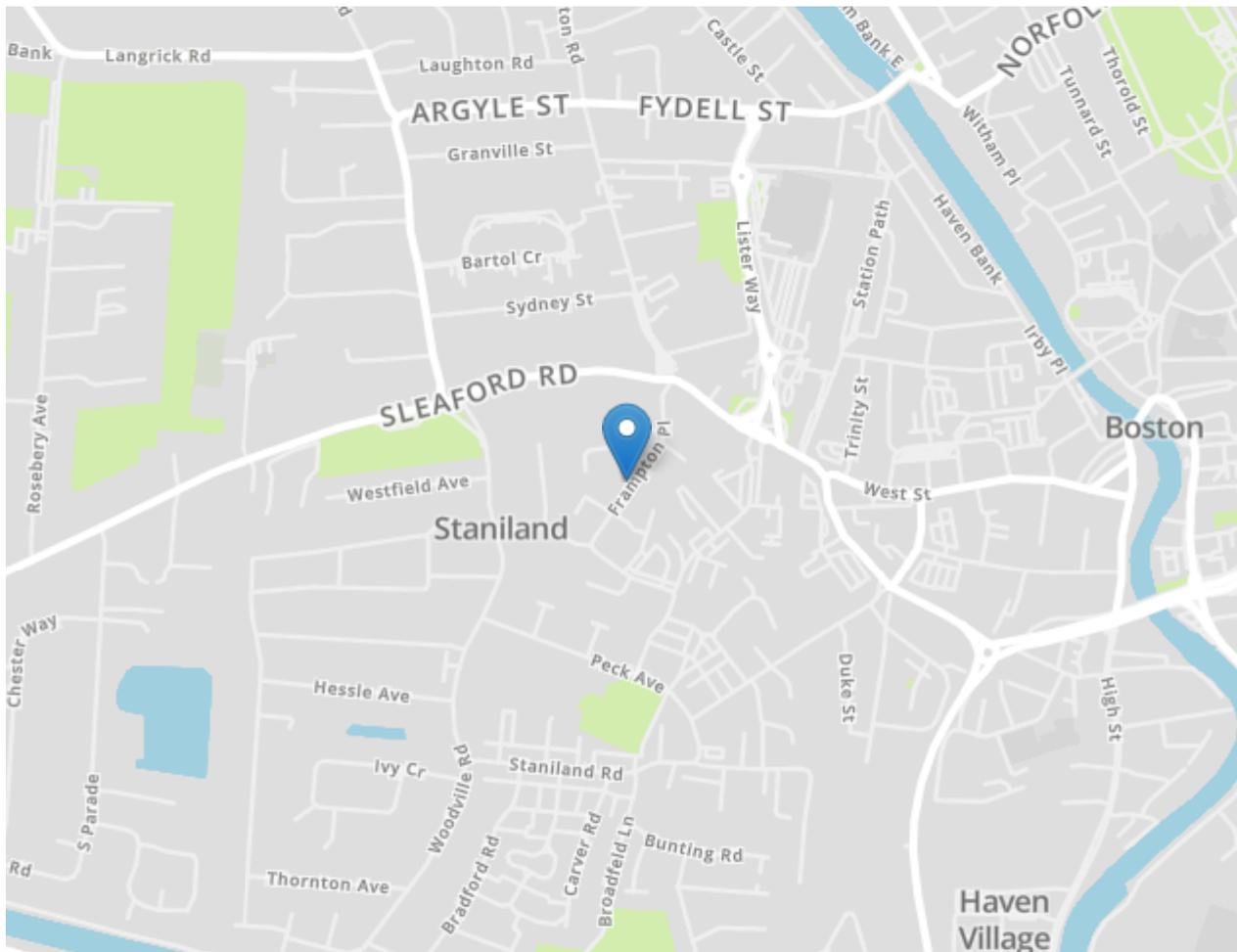
AGENT'S NOTES

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.

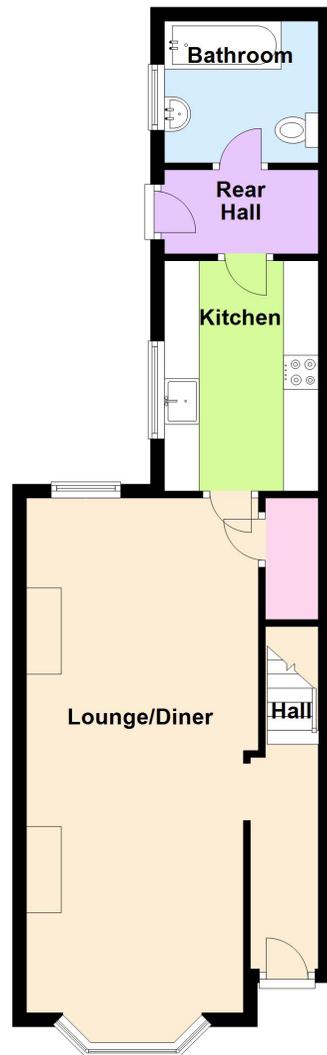
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



SHARMAN BURGESS

Ground Floor
Approx. 44.7 sq. metres (480.6 sq. feet)



First Floor
Approx. 39.0 sq. metres (419.7 sq. feet)



Total area: approx. 83.6 sq. metres (900.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC