



£265,000

Romney, Bannisters Lane, Frampton West, Boston, Lincolnshire PE20 1RD

SHARMAN BURGESS

**Romney, Bannisters Lane, Frampton West,
Boston, Lincolnshire PE20 1RD
£265,000 Freehold**

ACCOMMODATION

ENTRANCE PORCH

8' 7" (maximum) x 4' 5" (maximum) (2.62m x 1.35m)

Having partially obscure glazed front entrance door, window to side elevation, wall mounted light point, further obscure glazed door through to: -

INNER HALL

Having radiator, coved cornice, two ceiling light points, access to loft space, concealed electric fuse box, airing cupboard housing the hot water cylinder within.

LOUNGE

18' 9" (maximum) x 11' 9" (maximum) (5.71m x 3.58m)

Having dual aspect windows, radiator, coved cornice, ceiling light point, electric fireplace with fitted hearth and surround, TV aerial point.



SHARMAN BURGESS





UTILITY/LAUNDRY AREA

Having counter top, plumbing for automatic washing machine, space for condensing tumble dryer, extractor fan, ceiling light point.

OPEN PLAN LIVING KITCHEN

27' 9" (maximum) x 11' 4" (8.46m x 3.45m)

Having seating, dining and kitchen areas. The kitchen area comprises counter tops with inset stainless steel circular sink and drainer with mixer tap, return work surface with additional storage space beneath and feature lighting above, plumbing for dishwasher, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, space for twin height fridge freezer, integrated electric double oven and grill, integrated microwave, four ring electric hob with illuminate stainless steel fume extractor above, window to side elevation, two sunlight tubes, built-in boiler cupboard housing the floor mounted oil central heating boiler. Having tiled flooring throughout with electric under floor heating, additional lighting to the ceiling and wall within the seating area and feature bi-fold doors leading to the garden.

BEDROOM ONE

14' 7" (maximum) x 10' 5" (maximum) (4.45m x 3.17m)

Having window to rear elevation, electric under floor heating, ceiling light point, access to loft space.

DRESSING ROOM

12' 4" x 5' 5" (3.76m x 1.65m)

Having fitted hanging rails and wall mounted shelving within, ceiling recessed lighting and two sunlight tubes, electric under floor heating.

EN-SUITE SHOWER ROOM

8' 3" x 5' 9" (2.51m x 1.75m)

Being fitted with a corner shower cubicle with wall mounted Mira electric shower and tiling within and fitted shower screen, push button WC, panelled bath with mixer tap and hand held shower attachment, wash hand basin with mixer tap and storage beneath, heated towel rail, ceiling recessed lighting, extractor fan, electric under floor heating.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

10' 3" (maximum) x 11' 4" (maximum) (3.12m x 3.45m)

Having window to side elevation, coved cornice, ceiling light point.

BEDROOM THREE

7' 9" x 9' 4" (2.36m x 2.84m)

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

FAMILY BATHROOM

6' 6" (maximum) x 7' 8" (maximum) (1.98m x 2.34m)

Having panelled bath with mixer tap and wall mounted Aquatronic electric shower above and fitted concertina shower screen, push button WC, pedestal wash hand basin with mixer tap, tiled floor, fully tiled walls, coved cornice, ceiling recessed lighting, obscure glazed window to side elevation, heated towel rail.

EXTERIOR

The property is approached over a gravelled driveway which provides off road parking and continues to the right hand side of the bungalow providing further parking space which is served by outside tap and lighting. A covered pathway leads to the front entrance door and gated access to the left hand side of the property leads to the: -

REAR GARDEN

Initially having a section laid to gravelled borders and paving providing seating and entertaining space, with raised flower and shrub borders.

BRICK BUILT STORE

8' 8" x 9' 2" (2.64m x 2.79m)

Having obscure glazed personnel door, served by power and lighting.

TIMBER GARDEN SHED

Served by power and lighting.

GREENHOUSE

To be included in the sale.

Continuing down the garden are sections of mature beds and borders, which leads to a rear section of lawn, with raised vegetable beds and views over open farmland to the rear. The garden is enclosed by fencing and served by outside tap and lighting.

SERVICES

Mains electricity, water and drainage are connected. The property is served by oil central heating and electric under floor heating to the open plan living kitchen, bedroom one, dressing room and en-suite.

REFERENCE

18082025/28142627/JOH



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

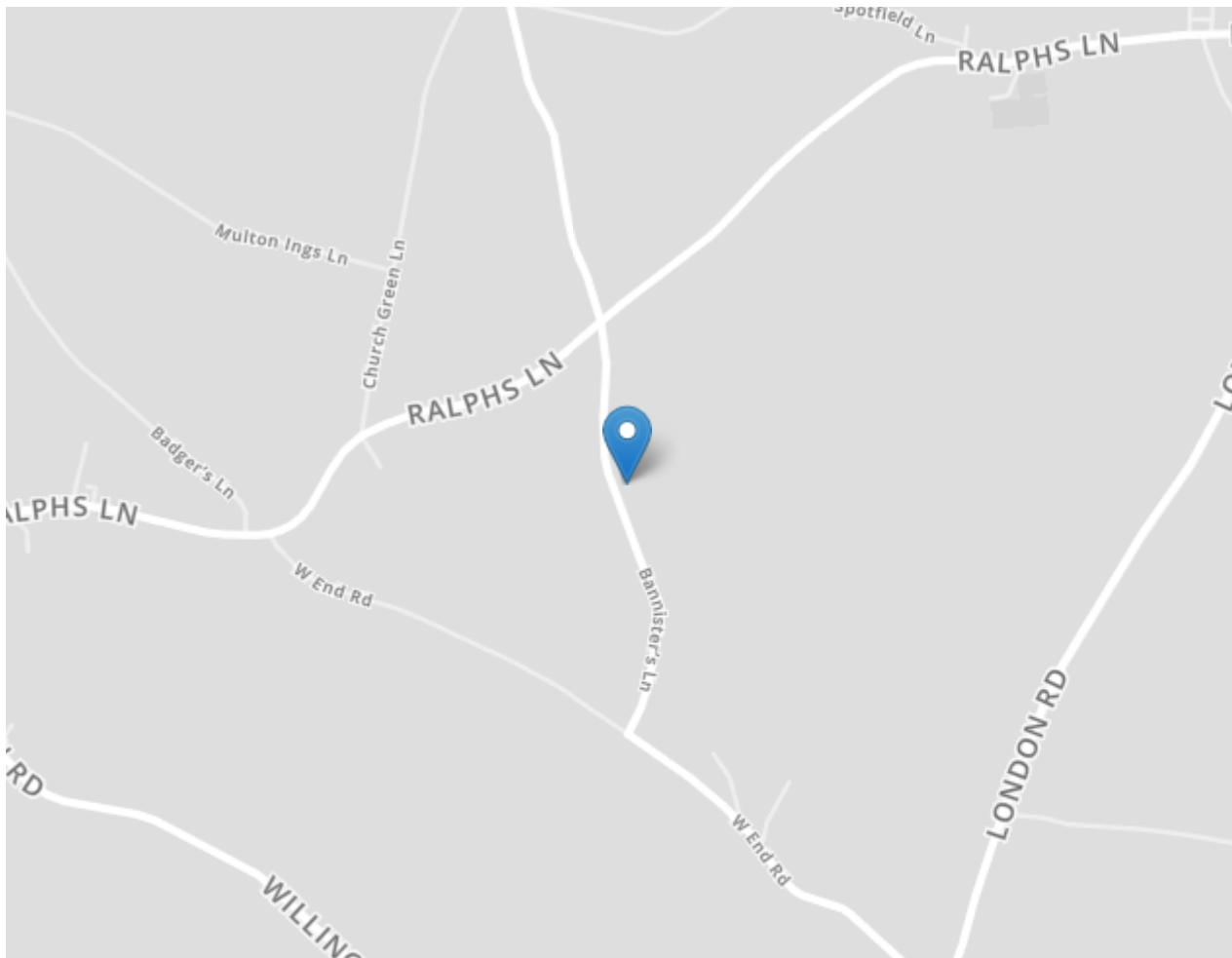
AGENT'S NOTES

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.

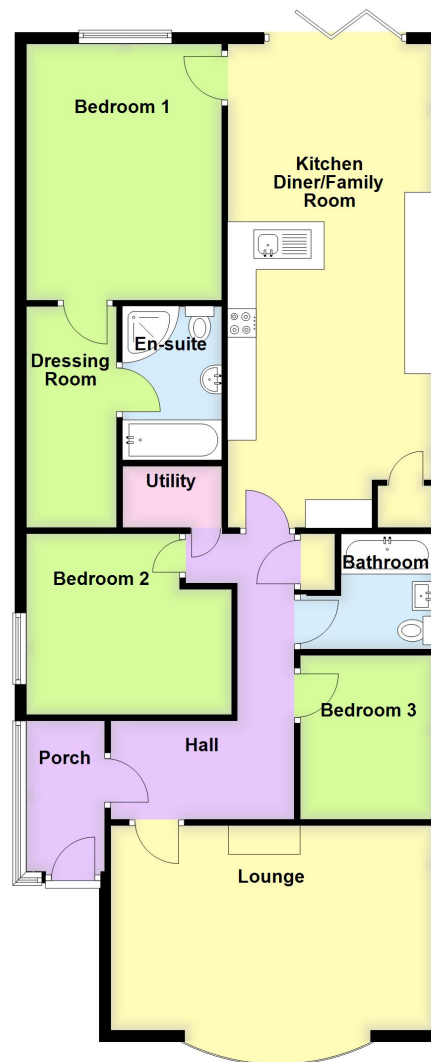
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.



SHARMAN BURGESS

Ground Floor
Approx. 118.8 sq. metres (1279.2 sq. feet)



Total area: approx. 118.8 sq. metres (1279.2 sq. feet)



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	