



£325,000

The Long House, Spotfield Lane, Frampton West, Boston, Lincolnshire PE20 1QY

SHARMAN BURGESS

**The Long House, Spotfield Lane, Frampton
West, Boston, Lincolnshire PE20 1QY
£325,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, two radiators, coved cornice, access to loft space, ceiling recessed lighting, space for workstation, built-in airing cupboard with slatted linen shelving and radiator within.

LOUNGE

12' 4" (maximum) x 14' 6" (maximum including chimney breast) (3.76m x 4.42m)

Having feature fitted multi-fuel burner with exposed brickwork hearth and display mantle, TV aerial point, coved cornice, ceiling light point, additional ceiling recessed lighting, open plan through to:-



SHARMAN BURGESS



CONSERVATORY

10' 9" x 11' 3" (3.28m x 3.43m)

Of brick and uPVC double glazed construction with polycarbonate roof, ceiling light point incorporating fan, French doors leading to the rear garden.

KITCHEN DINER

19' 8" (maximum) x 12' 1" (maximum) (5.99m x 3.68m)

A modern, well appointed kitchen comprising counter tops with inset ceramic one and a half bowl sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units, integrated dishwasher, induction hob with wall mounted illuminated stainless steel fume extractor above, twin oven and grill, integrated fridge and freezer, integrated bins, radiator, coved cornice, ceiling recessed lighting, window to side elevation.

UTILITY ROOM

8' 9" x 6' 5" (2.67m x 1.96m)

Having counter top, base level storage unit, plumbing for automatic washing machine, space for tumble dryer, window to rear elevation, obscure glazed door leading to the driveway, coved cornice, ceiling recessed lighting, radiator, wall mounted Viessmann gas central heating boiler.

BEDROOM ONE

14' 8" (maximum) x 12' 5" (maximum) (4.47m x 3.78m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

EN-SUITE SHOWER ROOM

Being fitted with a three piece comprising pedestal wash hand basin, WC, shower cubicle with wall mounted electric shower within and fitted shower screen, tiled floor, extended tiled splashbacks, radiator, obscure glazed window to side elevation, coved cornice, ceiling recessed lighting, extractor fan.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

9' 2" (maximum) x 13' 0" (maximum) (2.79m x 3.96m)

Having window to side elevation, coved cornice, ceiling light point, radiator, built-in wardrobe with hanging rail and shelving within.

BEDROOM THREE

12' 10" (maximum) x 8' 1" (maximum) (3.91m x 2.46m)

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

BEDROOM FOUR

12' 0" (maximum) x 7' 4" (3.66m x 2.24m)

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

FAMILY BATHROOM

Being fitted with a four piece suite comprising shower cubicle with wall mounted electric shower and tiling within and fitted shower screen, pedestal wash hand basin, corner panelled bath, WC, radiator, walls tiled to approximately half height, coved cornice, ceiling recessed lighting, extractor fan, radiator.

EXTERIOR

The property has feature sliding gated access leading to a tarmac driveway which provides ample off road parking and hardstanding. The driveway is served by outside lighting and continues through double gates to the rear to provide further hardstanding as well as vehicular access to the: -

DETACHED GARAGE/WORKSHOP

29' 11" (maximum) x 16' 8" (9.12m x 5.08m)

Having additional height roller door, windows to side and rear elevation, served by power and lighting, personnel door to garden.

REAR GARDEN

Initially comprising a block paved patio area providing seating space, leading to the remainder of the garden which is predominantly laid to lawn. Within the garden is a timber children's playhouse, a double timber garden shed providing storage and an additional hardstanding area to the rear right hand corner providing further seating space. The garden is fully enclosed and served by outside lighting.

SERVICES

Mains water, gas and electricity are connected. Drainage is to a private system.

REFERENCE

13032026/30107990/GEE



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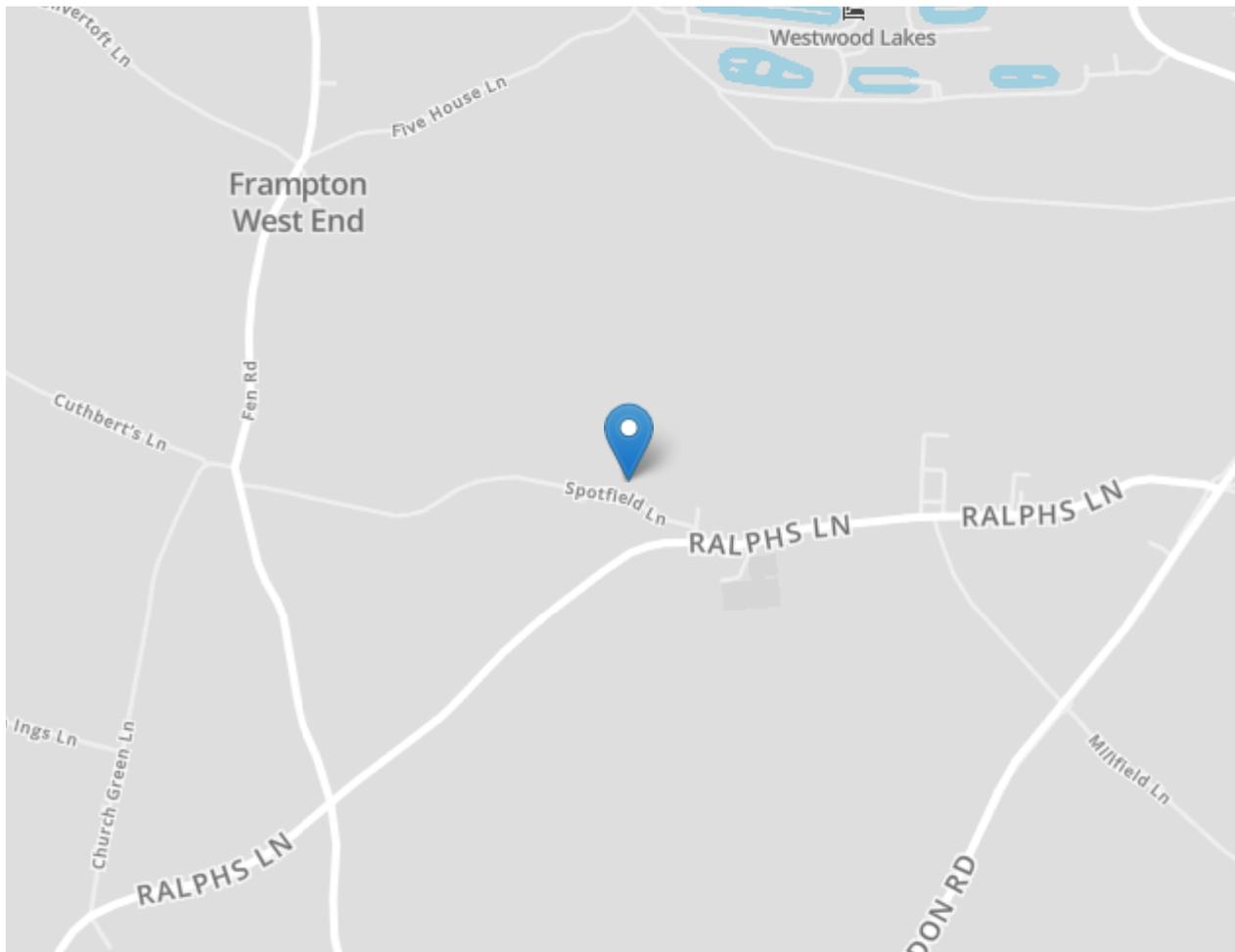
AGENT'S NOTES

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. 134.7 sq. metres (1449.4 sq. feet)



Total area: approx. 134.7 sq. metres (1449.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	