



**£265,000**

9 Lighton Avenue, Frampton, Boston, Lincolnshire PE20 1BY

**SHARMAN BURGESS**



**9 Lighton Avenue, Frampton, Boston,  
Lincolnshire PE20 1BY  
£265,000 Freehold**

**ACCOMMODATION**

**SUN ROOM**

13' 4" (maximum measurement) x 8' 3" (maximum measurement) (4.06m x 2.51m)

With front entrance door, dual aspect windows, polycarbonate roof, radiator, wall mounted lighting, personnel door to garage.

**HALLWAY**

Having staircase rising to first floor landing, radiator, ceiling light point.

A four bedroomed detached family home with gas central heating, uPVC double glazing throughout and a double garage. Accommodation comprises a sun room, lounge, dining room, kitchen, ground floor cloakroom, inner hallway, four bedrooms arranged off the first floor landing together with a three piece family shower room. The property is offered for sale with NO ONWARD CHAIN and benefits from well maintained gardens to the front, side and rear.



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### GROUND FLOOR CLOAKROOM

Having a two piece suite comprising WC, wash hand basin with vanity unit beneath and tiled splashback. Radiator, ceiling light point, obscure glazed window.

### LOUNGE

18' 7" x 11' 7" (including chimney breast) (5.66m x 3.53m)  
Having triple aspect windows to front, side and rear of the property, radiator, coved cornice, ceiling light point, TV aerial point, fireplace with space for electric fire and housing for TV to the left hand side.

### DINING ROOM

11' 9" (maximum measurement) x 9' 3" (maximum measurement) (3.58m x 2.82m)  
Having radiator, coved cornice, ceiling light point, sliding patio doors to rear garden.

### KITCHEN

11' 10" (maximum measurement) x 9' 3" (maximum measurement) (3.61m x 2.82m)  
Having roll edge work surfaces with tiled splashbacks, inset one and half bowl sink and drainer unit with mixer tap, base level storage units, drawer units and matching eye level wall units with glazed display cabinets, integrated double oven, four ring gas hob and fume extractor above, integrated dishwasher, window to rear aspect, obscure glazed door to side aspect, coved cornice, ceiling mounted strip light, radiator, built-in boiler cupboard housing the Viessmann gas central heating boiler.



### FIRST FLOOR LANDING

Having two windows, ceiling light point, access to roof space.

**SHARMAN  
BURGESS** Est 1996



### BEDROOM ONE

14' 8" (maximum measurement) x 9' 7" (maximum measurement) (4.47m x 2.92m)  
Having window to front aspect, radiator, coved cornice, ceiling light point.

### BEDROOM TWO

12' 6" (maximum measurement) x 11' 9" (maximum measurement) (3.81m x 3.58m)  
Having window to rear aspect, radiator, ceiling light point, two built-in double wardrobes with over head storage lockers.

### BEDROOM THREE

10' 9" x 7' 5" (3.28m x 2.26m)  
Having window to side aspect, radiator, ceiling light point.

### BEDROOM FOUR

10' 7" x 6' 6" (3.23m x 1.98m)  
Having window to side aspect, radiator, ceiling light point, into eaves storage space.

### SHOWER ROOM

Having a three piece suite comprising double shower cubicle with wall mounted mains fed shower and fitted shower screen, pedestal wash hand basin and push button WC. Radiator, ceiling light point, electric shaver point, obscure glazed window, ceiling light point, built-in linen cupboard.

### EXTERIOR

The property is approached over a block paved driveway which provides vehicular access to the double garage. The front garden is predominantly laid to lawn, with feature sunken garden surrounded by raised planters housing a variety of plants and shrubs. There is fencing to the front boundary and the block paving and gardens continue to the side of the property to a further paved section with plants and shrubs which in turn leads to the rear garden. The rear garden is predominantly laid to lawn, with large slate border, block paved seating area and flower and shrub borders. The rear garden is enclosed to the majority by fencing and hedging.

### DOUBLE GARAGE

16' 7" x 14' 8" (5.05m x 4.47m)  
Having electric up and over door, obscure glazed window, fitted work bench, served by power and lighting, plumbing for automatic washing machine.

### SERVICES

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

### REFERENCE

27020938/24112023/KIS





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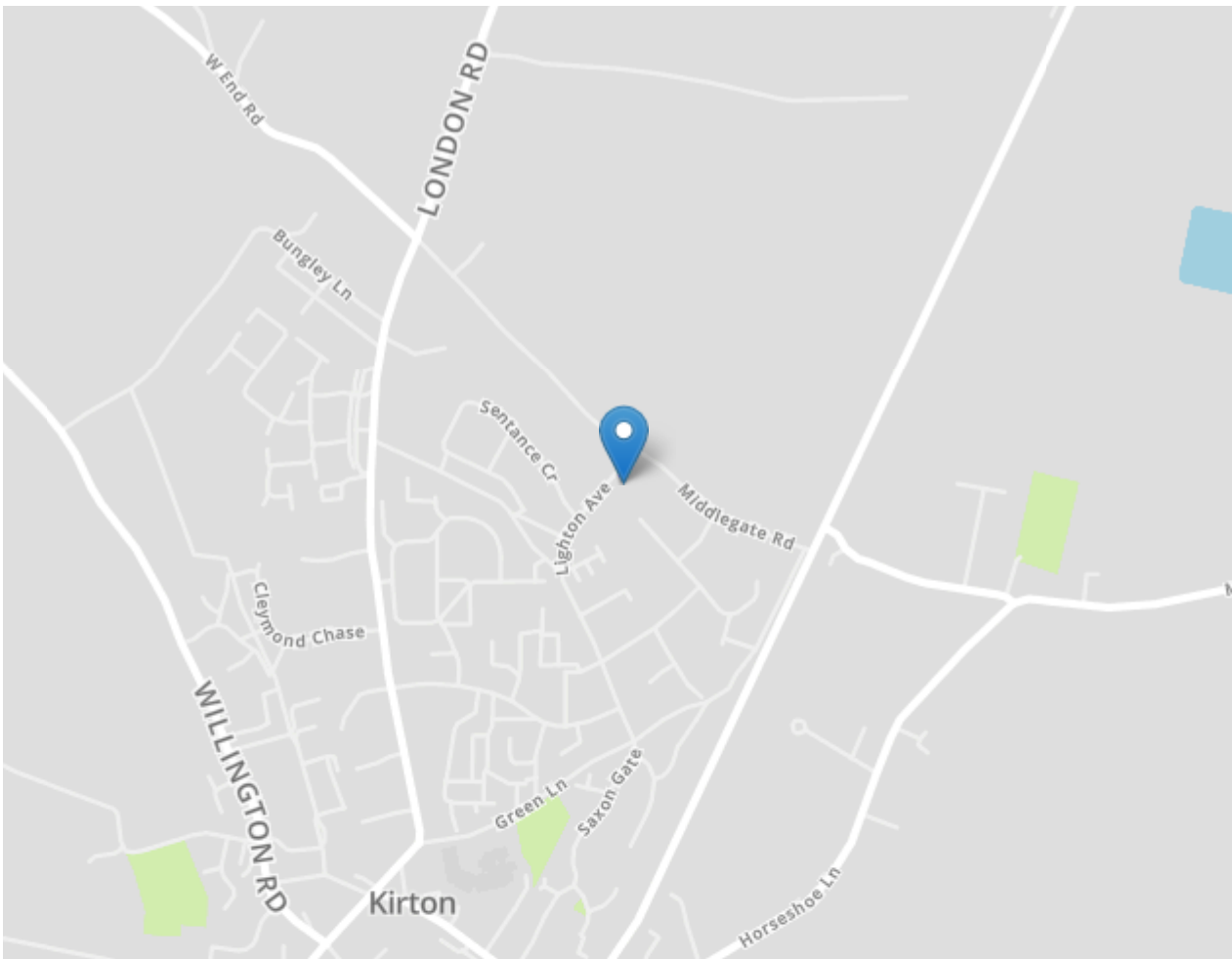
## AGENT'S NOTES

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.

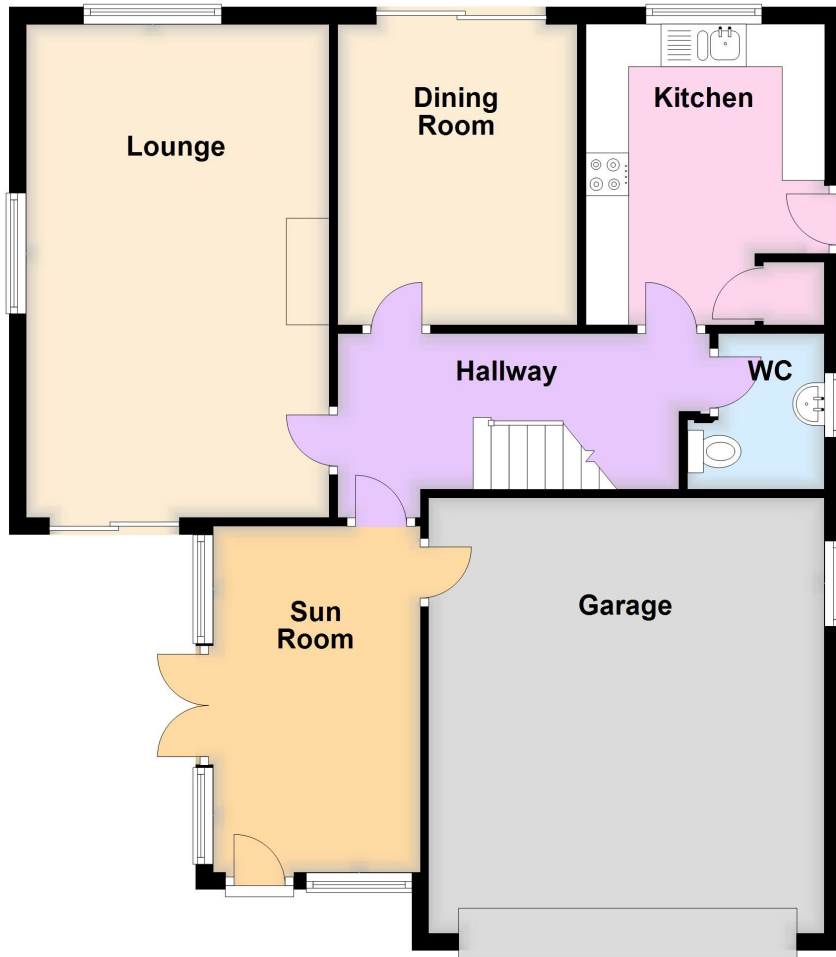


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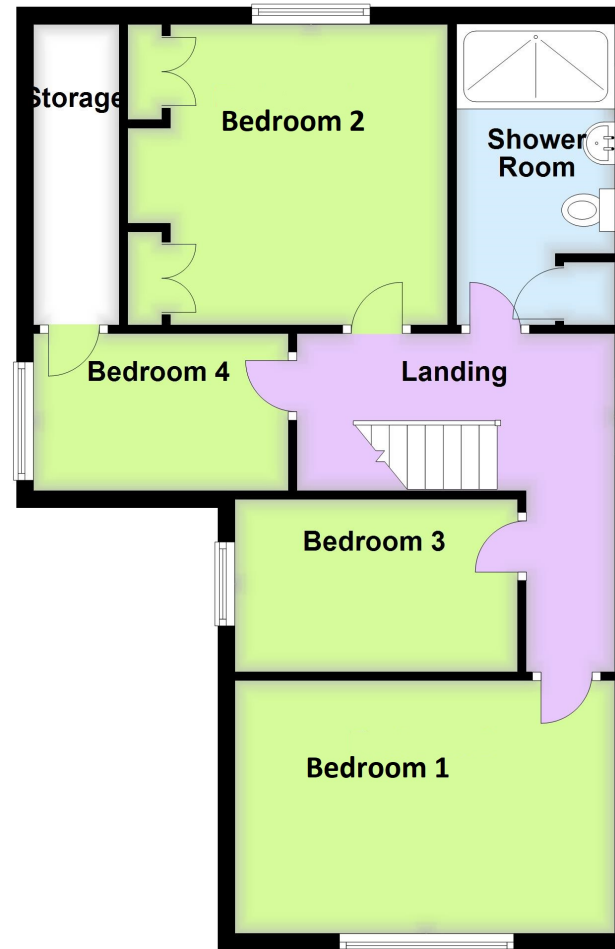
### Ground Floor

Approx. 87.5 sq. metres (941.5 sq. feet)



### First Floor

Approx. 60.5 sq. metres (651.3 sq. feet)



Total area: approx. 148.0 sq. metres (1592.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	