

£180,000 Rosedale, London Road, Frampton, Boston, Lincolnshire PE20 1BP



Rosedale, London Road, Frampton, Boston, Lincolnshire PE20 1BP £180,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, picture rail, coved cornice, two ceiling light points, radiator, access to roof space.

LOUNGE

13' 1" (maximum) x 11' 10" (maximum including chimney breast) (3.99m x 3.61m)

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



A 2/3 bedroomed detached bungalow with accommodation comprising an entrance hall, kitchen, lounge, dining room (formerly bedroom 3), conservatory, utility room, shower room and two double bedrooms. Further benefits include a driveway providing off road parking, garden to the rear and gas central heating. Being offered for sale with NO ONWARD CHAIN.









KITCHEN

15' 6" x 6' 9" (4.72m x 2.06m)

Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for cooker, wall mounted Worcester gas central heating boiler, dual aspect windows, coved cornice, ceiling mounted strip light, doors to utility area and conservatory, archway through to: -

DINING ROOM

12' 2" x 9' 5" (3.71m x 2.87m)

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

UTILITY AREA

Having counter top, plumbing for automatic washing machine, space for standard height fridge or freezer, wall mounted units, coved cornice, ceiling light point. Door to: -

SHOWER ROOM

7' 2" x 6' 9" (2.18m x 2.06m)

Being fitted with a three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted electric shower within and fitted shower screen, walls tiled to approximately half height, radiator, extractor fan, coved cornice, ceiling light point, obscure glazed window to rear elevation.



CONSERVATORY

15' 0" x 10' 8" (4.57m x 3.25m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having tiled floor, wall mounted lighting, radiator, double doors leading to the rear garden.

BEDROOM ONE

11' 6" (maximum) x 12' 9" (maximum) (3.51m x 3.89m) Having window to front elevation, radiator, picture rail, coved cornice, ceiling light point.

BEDROOM TWO

11' 0" x 10' 2" (measurement taken to built-in wardrobes) (3.35m x 3.10m) Having window to side elevation, radiator, picture rail, coved cornice, ceiling light point, built-in wardrobes to the majority of one wall with hanging rails and shelving within and sliding mirrored doors.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved and granite gravelled driveway providing off road parking.

The rear garden comprises a paved patio with slate borders, lawned areas with flower and shrub borders. A 6ft x 6ft glasshouse and a garden shed are included in the sale. The garden is enclosed to the majority by a mixture of fencing and hedging.

SERVICES

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

REFERENCE 04122024/27609380/ROT





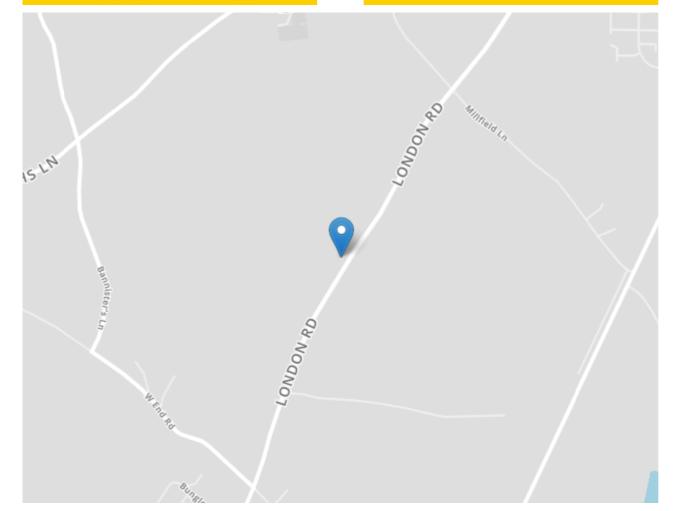
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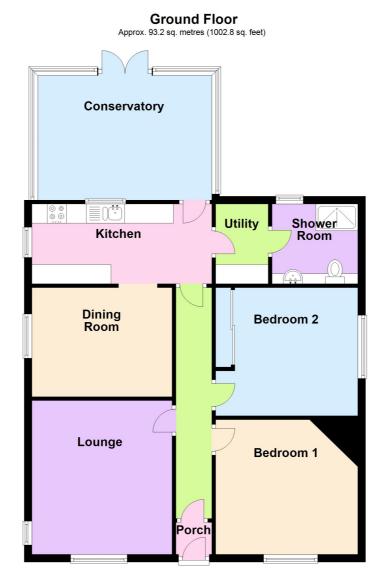
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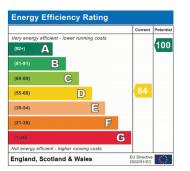
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Total area: approx. 93.2 sq. metres (1002.8 sq. feet)





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