



**£379,950**

Beaulieu, London Road, Frampton, Boston, Lincolnshire PE20 1BP

**SHARMAN BURGESS**

**Beaulieu, London Road, Frampton, Boston,  
Lincolnshire PE20 1BP  
£379,950 Freehold**

**ENTRANCE PORCH**

Having glazed double doors to front elevation, further obscure glazed door through to:-

**ENTRANCE HALL**

12'0" (maximum) x 11'9" (maximum including staircase) (3.66m x 3.58m)

Having window to front aspect, return staircase leading off, radiator, walls panelled to approximately half height, picture rail, ceiling light point, under stairs storage cupboard, built-in cloak cupboard with hanging rail within.

A large detached family home situated on a plot size of approximately 0.25 Acres (s.t.s) with well over 2000 sq ft of accommodation comprising an entrance porch, entrance hall, extensively fitted kitchen, dining room, lounge, garden room, utility room and a ground floor shower room. To the first floor are five bedrooms arranged off a landing, with one of the bedrooms currently being used as a generous sized office. There is also a family bathroom and a separate shower room to the first floor. Further benefits include a driveway providing ample off road parking, tandem garage, gas central heating and majority uPVC double glazing. The property is offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**

### KITCHEN

18' 8" (maximum) x 11' 4" (maximum) 5.69m x 3.45m

Having an extensively fitted kitchen comprising counter tops, inset stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units with display cabinets and fitted wine racks, integrated oven and grill, housing for microwave, plumbing for dishwasher, water softener (to be included in the sale), integrated fridge, low level kickboard electric heater, TV aerial point, two windows to front elevation, Karndean flooring, radiator, coved cornice, ceiling mounted strip light, door to:-

### INNER HALL

Having personnel door to garage.

### INNER LOBBY

With wall mounted electric consumer unit, door to:-

### GROUND FLOOR SHOWER ROOM

Being fitted with a three piece suite comprising WC, hand basin, shower area with wall mounted electric shower within, tiling to walls, obscure glazed window to side elevation, coved cornice, ceiling light point, wall mounted electric heater.

### UTILITY ROOM

10' 3" x 8' 8" (3.12m x 2.64m)

Having counter top with stainless steel sink and drainer, base level storage units and matching wall units, space for two twin height fridge freezers, plumbing for washing machine, space for tumble dryer, window to rear elevation, obscure glazed rear entrance door, coved cornice, ceiling mounted strip light.



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### DINING ROOM

11' 3" (maximum) x 13' 0" (maximum) (3.43m x 3.96m)

Having triple aspect windows, radiator, coved cornice, ceiling light point, additional wall light points. Glazed double doors through to: -

### LOUNGE

18' 4" (maximum including chimney breast) x 13' 0" (maximum) (5.59m x 3.96m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, additional wall light points, TV aerial point, log burner effect gas fire with tiled hearth, display surround and plinths to either side providing housing for a TV. Door through to: -

### GARDEN ROOM

13' 9" (maximum) x 11' 4" (maximum) (4.19m x 3.45m)

Having sliding patio doors leading to the rear garden, secondary glazed timber framed window, wall mounted Baxi gas heater, coved cornice, ceiling light point.

### FIRST FLOOR LANDING

Having two radiators, ceiling light point, additional ceiling recessed light point, access to loft space which is served by a loft ladder and is part boarded. The landing also benefits from an area that would make an ideal office/reading space, with window to front elevation.

### BEDROOM ONE

13' 0" (excluding recess but including built-in wardrobes) x 11' 9" (including chimney breast) (3.96m x 3.58m)

Having dual aspect windows, range of fitted Sharps bedroom furniture comprising wardrobes with hanging rails and shelving within, over bed storage lockers, fitted dressing table.

### BEDROOM TWO

13' 1" (maximum) x 10' 8" (maximum) (3.99m x 3.25m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.





**BEDROOM THREE**

9'9" (maximum at widest point) x 15'4" (2.97m x 4.67m)  
 Currently used as an office. Having three windows to front elevation, coved cornice, radiator, ceiling light point.

**BEDROOM FOUR**

13'0" (maximum excluding recess) x 11'8" (maximum including chimney breast) (3.96m x 3.56m)  
 Having window to rear elevation, radiator, ceiling light point.

**BEDROOM FIVE**

10'0" (maximum) x 10'2" (3.05m x 3.10m)  
 Having window to rear elevation, radiator, picture rail, ceiling light point.

**FAMILY BATHROOM**

8'6" x 5'4" (2.59m x 1.63m)  
 Having two obscure glazed windows to front elevation, pedestal wash hand basin, panelled bath with mixer tap and hand held shower attachment, WC, radiator, extended tiled splashbacks to approximately half height throughout, ceiling light point, built-in airing cupboard housing the Viessmann gas central heating boiler, hot water cylinder and slatted linen shelving within.

**SHOWER ROOM**

9'0" (maximum) x 5'4" (2.74m x 1.63m)  
 Being fitted with a four piece suite comprising WC, bidet, wash hand basin with vanity unit beneath, shower cubicle with wall mounted electric shower and tiling within, obscure glazed window to front elevation, walls tiled to approximately half height, radiator, coved cornice, ceiling light point, extractor fan, electric heated towel rail.



### EXTERIOR

The property sits on a plot size of approximately 0.25 Acres (s.t.s) and is approached over a tarmac driveway which provides ample off road parking and hardstanding for numerous vehicles as well as vehicular access to the integral tandem garage. The property is screened behind mature Beech hedging and the driveway also has a range of mature borders housing plants, shrubs and trees. A wrought iron gate leads round to the rear garden.

### INTEGRAL TANDEM GARAGE

8' 2" x 30' 2" (2.49m x 9.19m)

Having up and over door, served by power and lighting, additional ceiling mounted storage space, cold water tap.

### REAR GARDEN

The gardens comprise a paved patio seating area providing entertaining space, sunken pond with aquatic plants and pump, a rose garden with mature Magnolia set within and a large central section of lawn with mature flower and shrub borders. A concrete pathway leads to a rear section of garden which is currently screened by fencing and houses a fruit cage, fruit trees and raised vegetable beds. The garden houses a greenhouse and two timber sheds which are to be included in the sale. The garden is fully enclosed with a mixture of fencing and hedging and served by external tap and lighting.

### SERVICES

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

### REFERENCE

03122024/27061630/COP



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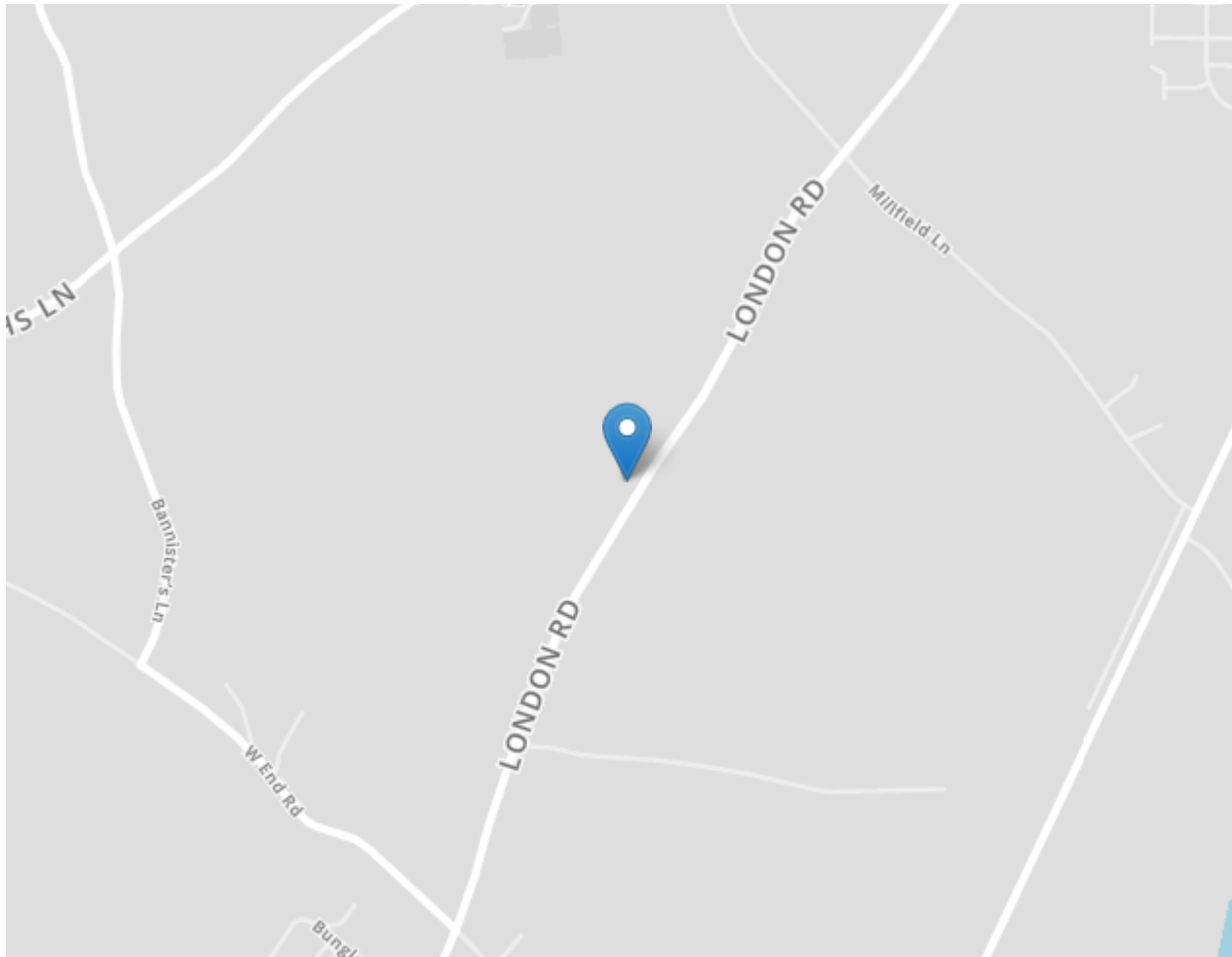
## AGENT'S NOTES

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.

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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. 122.1 sq. metres (1314.6 sq. feet)



### First Floor

Approx. 95.2 sq. metres (1024.6 sq. feet)



Total area: approx. 217.3 sq. metres (2339.3 sq. feet)

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