



**£499,950**

50 West End Road, Frampton, Boston, Lincolnshire PE20 1BT

**SHARMAN BURGESS**

**50 West End Road, Frampton, Boston,  
Lincolnshire PE20 1BT  
£499,950 Freehold**

**ACCOMMODATION**

**ENTRANCE LOBBY**

7' 2" x 3' 7" (2.18m x 1.09m)

Having a glazed front entrance door with windows to either side, tiled floor, radiator, wall mounted coat hooks, ceiling light point, obscure glazed door with obscure glazed panels to either side leading through to: -

Situated in a highly sought after established non-estate location is this unique and deceptively spacious detached family residence which simply must be viewed to be fully appreciated. Offering superbly appointed, versatile accommodation with up to five bedrooms arranged over two floors and being easily adaptable to provide separate annexe style accommodation if required. Alternatively this is a great property for those wishing to work from home. The property further benefits from a fully fitted kitchen, two en-suite shower rooms as well as a luxurious ground floor bathroom and further separate first floor shower room, a double garage with electric door, large driveway, gas central heating and large approximate south westerly facing rear garden



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### RECEPTION HALL

13' 8" (maximum) x 7' 10" (excluding recess) (4.17m x 2.39m)

Having Karndean flooring, radiator, coved cornice, ceiling light point, built-in linen cupboard with slatted linen shelving within, radiator, wall mounted door chime. An archway leads through to the remainder of the hall which has a staircase leading off, continuation of the Karndean flooring, coved cornice, wall mounted lighting and a radiator.

### LOUNGE

19' 3" (maximum into bay window) x 16' 10" (maximum) (5.87m x 5.13m)

Having feature bay window to front aspect, coved cornice, ceiling light point with ornamental ceiling rose, radiator, telephone point, TV aerial point, fitted log burner with inset and hearth and marble surround. An open plan archway leads through to: -

### DINING ROOM

12' 4" (maximum) x 12' 6" (maximum) (3.76m x 3.81m)

Having radiator, coved cornice, ceiling light point with ornamental ceiling rose, additional wall light points, sliding patio doors leading to the rear garden. Door to: -



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### BREAKFAST KITCHEN

15' 6" (maximum) x 14' 2" (4.72m x 4.32m)

Also accessed from the reception hall. An extensively fitted kitchen comprising granite work surfaces with inset Belfast style sink with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated microwave oven, integrated fridge, integrated dishwasher, Professional Plus 110 Rangemaster cooker (to be included within the sale) with double oven, warming tray, grill and six ring gas hob with fume extractor above; window to rear aspect, radiator, TV aerial point, coved cornice, ceiling recessed lighting, additional lighting above central island providing breakfast bar, walk-in pantry with wall mounted shelving, counter top and light point within.

### UTILITY ROOM

11' 9" x 8' 2" (3.58m x 2.49m)

Being fully fitted with Oak work surfaces with inset sink and drainer with mixer tap, extensive range of base level storage units and drawer units, plumbing for automatic washing machine, Amtico flooring, radiator, ceiling light point, obscure glazed entrance door, window to side aspect.

### TV ROOM/SITTING ROOM

14' 2" x 11' 10" (4.32m x 3.61m)

Having coved cornice, ceiling light point, radiator, TV aerial point, telephone point, double doors through to: -



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### CONSERVATORY

21' 3" (maximum) x 13' 4" (maximum) (6.48m x 4.06m)  
A P-shaped conservatory of brick and uPVC double glazed construction with polycarbonate roof. Fitted ceiling blinds, Amtico flooring with under floor heating, ceiling mounted fan, double doors leading to the garden, TV aerial point, electric power points.

### GROUND FLOOR BATHROOM

11' 9" x 7' 0" (3.58m x 2.13m)  
Being fitted with a well appointed suite comprising free standing roll top bath with mixer tap and hand held shower attachment, wash hand basin with mixer tap, push button WC, walls tiled to the majority, radiator, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window, heated towel rail.

### GROUND FLOOR BEDROOM TWO

17' 10" (maximum) x 11' 9" (5.44m x 3.58m)  
Having radiator, coved cornice, ceiling recessed lighting, TV aerial point.

### EN-SUITE SHOWER ROOM

7' 8" x 6' 8" (2.34m x 2.03m)  
Being fitted with a three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, P-shaped shower cubicle with rain effect shower head and further hand held shower attachment within and fitted shower screen, tiled floor, fully tiled walls, coved cornice, ceiling recessed lighting, extractor fan.



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### DRESSING ROOM/GROUND FLOOR BEDROOM 5

11' 9" x 6' 9" (including built-in wardrobes) (3.58m x 2.06m)

Having window to side aspect, radiator, coved cornice, ceiling light point, Amtico flooring, range of fitted wardrobes with hanging rails and shelving within, walk-in wardrobe with hanging rail and shelving and light point within.

### FIRST FLOOR LANDING

With obscure glazed window, radiator with fitted cover, ceiling recessed lighting.

### BEDROOM ONE

21' 9" (maximum) x 11' 9" (maximum with reduced head height) (6.63m x 3.58m)

Having two Keylite roof windows with fitted blinds, further window to rear aspect, two radiators, ceiling recessed lighting, access to eaves storage, range of built-in furniture including bedside drawers, dressing table and wardrobes with hanging rails and shelving within.

### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted Aqualisa shower within and fitted shower screen, push button WC, wall mounted wash hand basin with mixer tap, tiled floor, fully tiled walls, heated towel rail, ceiling recessed lighting, extractor fan, obscure glazed Keylite window.

### BEDROOM THREE

13' 6" (maximum) x 10' 8" (maximum) (4.11m x 3.25m)

Having window to rear aspect, additional feature circular window with coloured glass detailing to side aspect, radiator, ceiling light point, access to roof space, built-in bed, built-in wardrobes with sliding mirrored doors and hanging rails and shelving within.

### HOME OFFICE/BEDROOM FOUR

19' 9" (maximum) x 19' 0" (maximum into both windows) (6.02m x 5.79m)

Having a feature eyebrow window to front aspect, additional window to rear aspect, two radiators, ceiling recessed lighting, wall mounted air conditioning unit, telephone point. Having been extensively fitted out as a home office and comprising a range of built-in office furniture including twin desk space with storage beneath and a range of built-in shelving to the majority of one wall.

### FAMILY SHOWER ROOM

11' 7" x 5' 7" (with reduced head height) (3.53m x 1.70m)

Being fitted with a shower cubicle with wall mounted mains fed shower within and fitted shower screen, pedestal wash hand basin with mixer tap, push button WC, radiator, extractor fan, ceiling recessed lighting, obscure glazed window, tiled floor, fully tiled walls, heated towel rail.



### EXTERIOR

The property sits on a large plot and is accessed over a large gravelled driveway which provides ample off parking and hardstanding for numerous vehicles as well as vehicular access to the double garage. The front gardens are well maintained and predominantly laid to two sections of lawn with flower and shrub borders, wrought iron fencing to the front boundary.

### DOUBLE GARAGE

19' 9" x 18' 0" (6.02m x 5.49m)

Having electric up and over door, three windows to front aspect, fitted Belfast sink with hot and cold water feed, electric fuse box, wall mounted gas meter, power, lighting, wall mounted Worcester gas central heating boiler, access to roof space providing further storage.

### REAR GARDENS

The rear gardens enjoy an approximate south westerly facing aspect and initially comprise a large pressed patterned concrete patio providing ample seating space with feature Victorian style lamp. The remainder of the garden is laid to shaped lawn with flower and shrub borders to either side. The garden is enclosed by a mixture of wall and fencing and has wrought iron gates to either side of the property. Within the garden is an approximate 10ft x 12ft greenhouse and a:

### TIMBER SHED

15' 5" x 11' 5" (4.70m x 3.48m)

Served by power and lighting, fitted workbench with storage beneath.

### TIMBER SUMMERHOUSE

Having windows and French doors, served by power and lighting and providing views towards the rear elevation of the property. To the rear of the summerhouse is an adjoining garden shed which is served power and light.

### SERVICES

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

### REFERENCE

11042024/27429944/ALL





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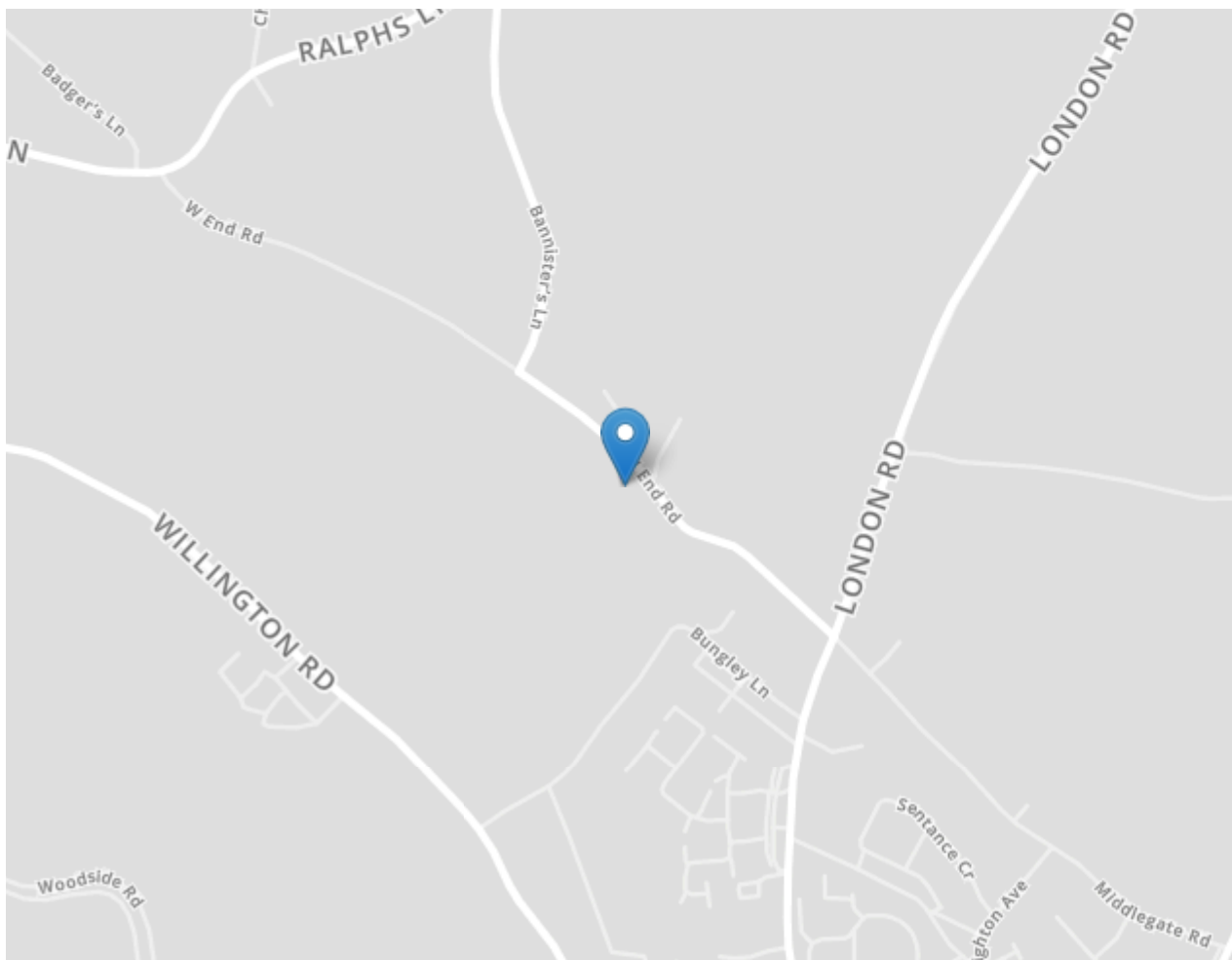
## AGENT'S NOTES

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**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			