



£310,000

Gipsy Cottage, Ralphs Lane, Frampton West, Boston, Lincolnshire PE20 1RQ

SHARMAN BURGESS

**Gipsy Cottage, Ralphs Lane, Frampton West,
Boston, Lincolnshire PE20 1RQ
£310,000 Freehold**

ACCOMMODATION

ENTRANCE PORCH

Having partially obscure glazed front entrance door, further obscure glazed door through to: -

RECEPTION HALL

With staircase leading off, Karndean flooring, radiator, coved cornice, ceiling light point.

LOUNGE

14' 3" (taken into bay window) x 11' 11" (maximum) (4.34m x 3.63m)

Having feature bay window to front elevation, two further windows to side elevation, radiator, coved cornice, ceiling light point, TV aerial point, wiring for satellite TV, telephone point.

A detached Chalet style property with large open plan living kitchen extension to the rear and a further detached one bedroomed Annexe. Accommodation comprises an entrance hall, lounge, family bathroom, large open plan living kitchen space with integrated appliances, utility room, shower area and three bedrooms arranged over two floors. The detached annexe comprises an open plan living kitchen space, separate bedroom and en-suite shower room. Further benefits include a generous driveway providing ample off road parking, enclosed low maintenance rear garden, gas central heating and uPVC double glazing throughout.



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BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap, push button WC, pedestal wash hand basin with mixer tap, tiled floor, fully tiled walls, heated towel rail, obscure glazed window to side elevation, coved cornice, ceiling recessed lighting, extractor fan.

OPEN PLAN KITCHEN DINER

25' 1" (maximum) x 16' 0" (maximum) (7.65m x 4.88m)

A large open plan space comprising counter tops with inset ceramic 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 with glazed display cabinets, kickboard LED lighting, New World fitted gas range with five ring hob and illuminated fume extractor above, integrated wine chiller, integrated microwave oven and integrated dishwasher, tiled flooring throughout, two radiators, coved cornice, ceiling recessed lighting, dual aspect windows, French doors leading to the garden, obscure glazed rear entrance door.

UTILITY ROOM

Having tiled flooring, plumbing for automatic washing machine, space for condensing tumble dryer, obscure glazed window to rear elevation, radiator, ceiling light point, fully tiled walls, built-in boiler cupboard housing the Worcester gas central heating boiler.

SHOWER AREA

With walk-in shower with tiled floor and full tiled walls and wall mounted mains fed shower within, heated towel rail, obscure glazed window, ceiling light point with extractor fan.

GROUND FLOOR BEDROOM ONE

12' 10" (taken into bay window) x 11' 10" (including built-in wardrobes) (3.91m x 3.61m)

Having feature bay window to front elevation, radiator, ceiling recessed lighting, range of fitted bedroom furniture with bedside drawers, fitted wardrobes with hanging rails and shelving within, overhead storage lockers and further built-in drawers.



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GROUND FLOOR BEDROOM TWO

11' 10" x 10' 9" (3.61m x 3.28m)

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

FIRST FLOOR BEDROOM THREE

15' 4" (maximum into window) x 12' 10" (4.67m x 3.91m)

Having staircase rising from entrance hall, window to front elevation, radiator, two ceiling light points, access to eaves storage.

EXTERIOR

To the front, the property is approached over a large pressed patterned concrete driveway which provides ample off road parking, hardstanding and turning space for numerous vehicles. There is a low level wall to the front boundary The driveway is served by an outside tap and lighting and extends to the right hand side of the property providing further parking.

DETACHED ANNEXE

With obscure glazed door through to: -

OPEN PLAN LIVING AREA INCLUDING KITCHEN

13' 0" x 12' 3" (3.96m x 3.73m)

Having dual aspect windows, wall mounted electric heater, ceiling light point, kitchen area with counter tops, inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units, space for fridge. The room benefits from wood effect laminate flooring, coved cornice, two ceiling light points, door to: -

BEDROOM

12' 3" x 9' 7" (3.73m x 2.92m)

Having wall mounted electric heater, wood effect laminate flooring, coved cornice, ceiling light point.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising WC, wash hand basin, shower cubicle, obscure glazed window, ceiling light point.

REAR GARDEN

Having been designed with low maintenance in mind, being laid to a mixture of block paving, pressed patterned concrete and decked areas, which provide ample seating space for entertaining. There is a raised pond towards the rear and the garden also houses two timber sheds. The garden is fully enclosed by a mixture of wall and fencing and served by outside lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

17022025/23231964/CLA



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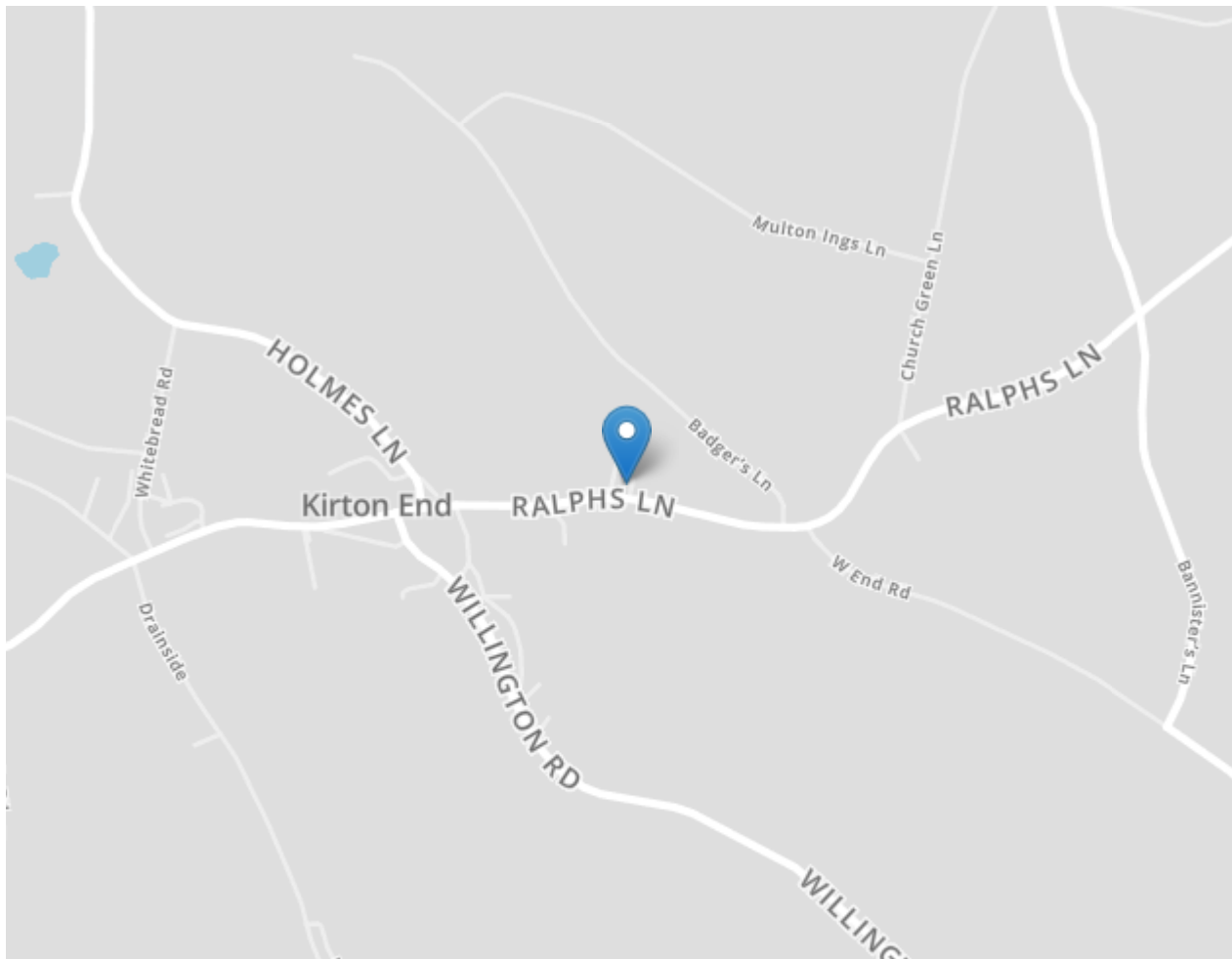
AGENT'S NOTES

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.

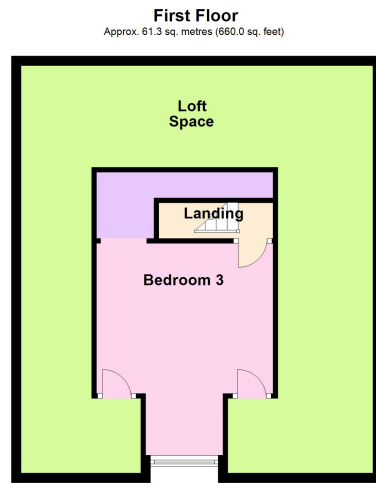
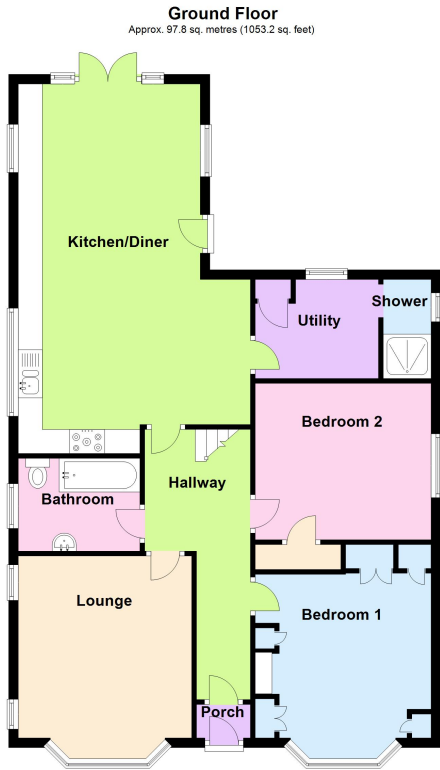
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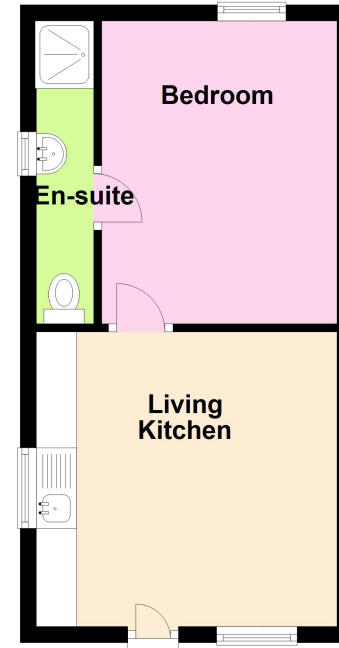


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Total area: approx. 159.2 sq. metres (1713.2 sq. feet)

Ground Floor
Approx. 28.1 sq. metres (302.0 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		