



SHARMAN
BURGESS
FOR SALE
01205 361161

£259,950

Ashlar, Ralphs Lane, Frampton West, Boston, Lincolnshire PE20 1RQ

SHARMAN BURGESS

**Ashlar, Ralphs Lane, Frampton West, Boston,
Lincolnshire PE20 1RQ
£259,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

Having obscure glazed double entrance doors and further door leading into: -

ENTRANCE HALL

Having two radiators, dado rail, coved cornice, ceiling light point, access to roof space.

LOUNGE

21' 9" x 15' 0" (6.63m x 4.57m) (both maximum measurements)
Having dual aspect windows to both the front and side of the property, radiator, coved cornice, two ceiling light points, fireplace with stone surround and space for gas fire.



SHARMAN BURGESS



KITCHEN

15' 9" x 11' 9" (4.80m x 3.58m)

Having roll edge work surfaces with tiled splashbacks and inset sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units with eye level corner display shelving, integrated waist height double oven and grill, integrated four ring gas hob with fume extractor above, plumbing for washing machine, water softener, space for standard height fridge and freezer, radiator, coved cornice, ceiling mounted strip light, window to side aspect.

DINING ROOM

14' 3" x 8' 9" (4.34m x 2.67m)

Having coved cornice, ceiling recessed lighting, window, door to rear garden with windows to either side, radiator.

BEDROOM ONE

13' 0" (maximum measurement) x 11' 8" (maximum measurement into recess and including built-in wardrobes) (3.96m x 3.56m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, built-in wardrobes with hanging rails within, overhead storage lockers and additional wall mounted lighting above the bed area.

BEDROOM TWO

12' 4" (maximum measurement) x 9' 9" (maximum measurement including built-in wardrobes) (3.76m x 2.97m)

Having window to front aspect, radiator, coved cornice, ceiling light point, built-in wardrobes with hanging rail and shelving within and overhead storage lockers.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

9' 10" x 9' 4" (3.00m x 2.84m) (both maximum measurements)

Having window to rear aspect, radiator, coved cornice, ceiling light point, built-in wardrobe with hanging rail within and over head storage locker.

FAMILY BATHROOM

11' 5" (maximum measurement) x 7' 9" (3.48m x 2.36m)

Having WC, wash hand basin with vanity unit beneath, corner panelled bath with mixer tap and hand held shower attachment, two radiators, fully tiled walls, ceiling light point, obscure glazed window to rear aspect, built-in boiler cupboard housing the Worcester gas combination central heating boiler.

EXTERIOR

The property is approached over a dropped kerb leading to a good sized driveway which provides off road parking and hardstanding as well as vehicular access to the single garage. The bungalow sits on a large plot approaching 0.4 ACRES (s.t.s) with the front garden being predominantly laid to lawn, with low level stone wall to the front boundary. There is additional pea gravelled hardstanding to the immediate left hand side of the bungalow leading through to the rear garden.

GARAGE

16' 5" (measurement taken into doorway) x 10' 0" (5.00m x 3.05m)

Having electric up and over door, obscure glazed window, ceiling light point, wall mounted electric consumer unit.

REAR GARDEN

The rear gardens are again predominantly laid to large sections of lawn, with flower and shrub borders. The gardens are enclosed by a mixture of fencing and hedging and are served by external tap and lighting. The gardens house a Garden Room, large timber shed/store and a further attached adjoining lean-to shed providing additional storage space.

GARDEN ROOM

Of brick and uPVC construction with polycarbonate roof. Having tiled floor, patio doors opening to the garden, served by power and lighting.

SERVICES

Mains gas, water and electricity are connected to the property. Drainage is to a private system.

REFERENCE

08072025/29271418/EPT



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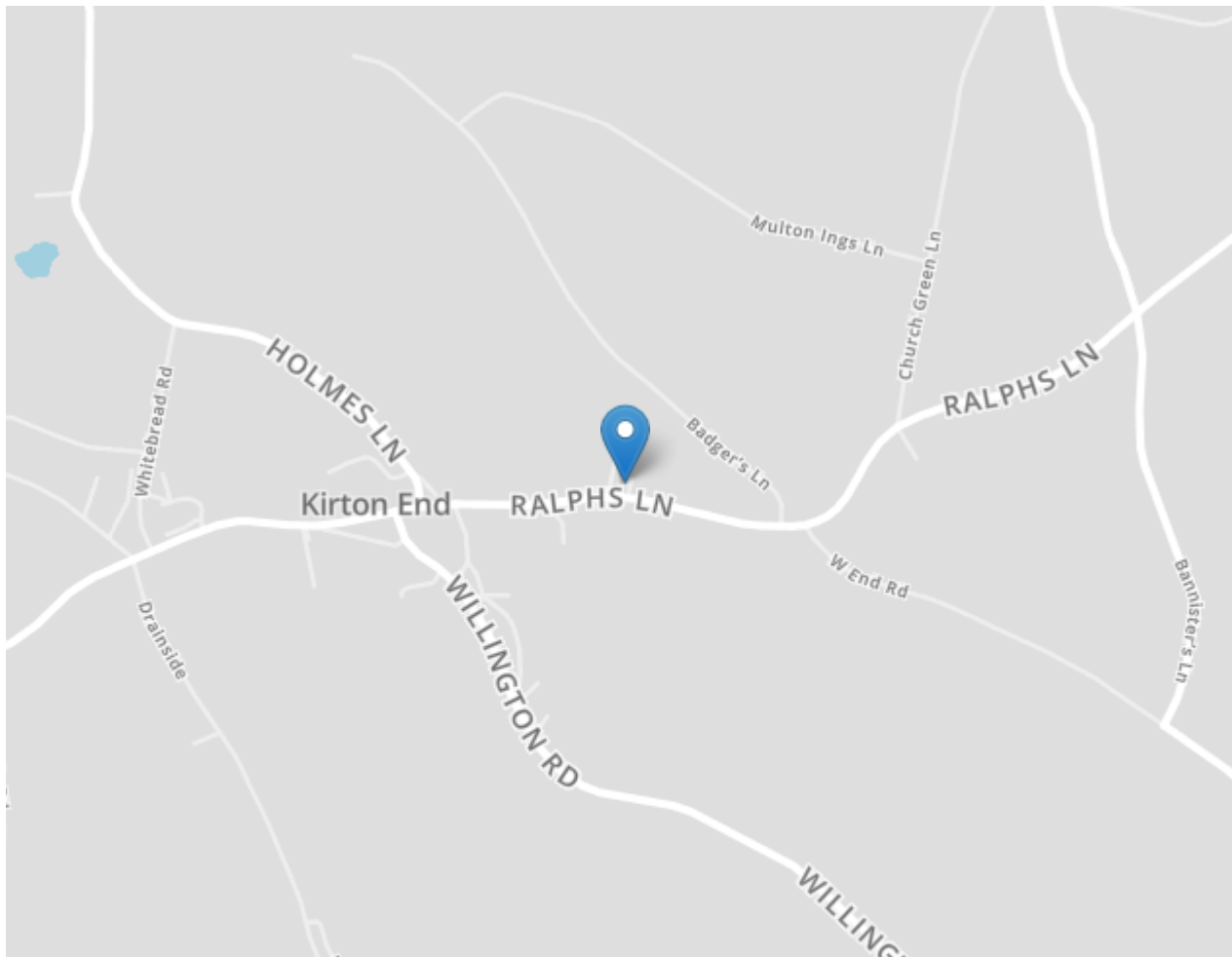
AGENT'S NOTES

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.

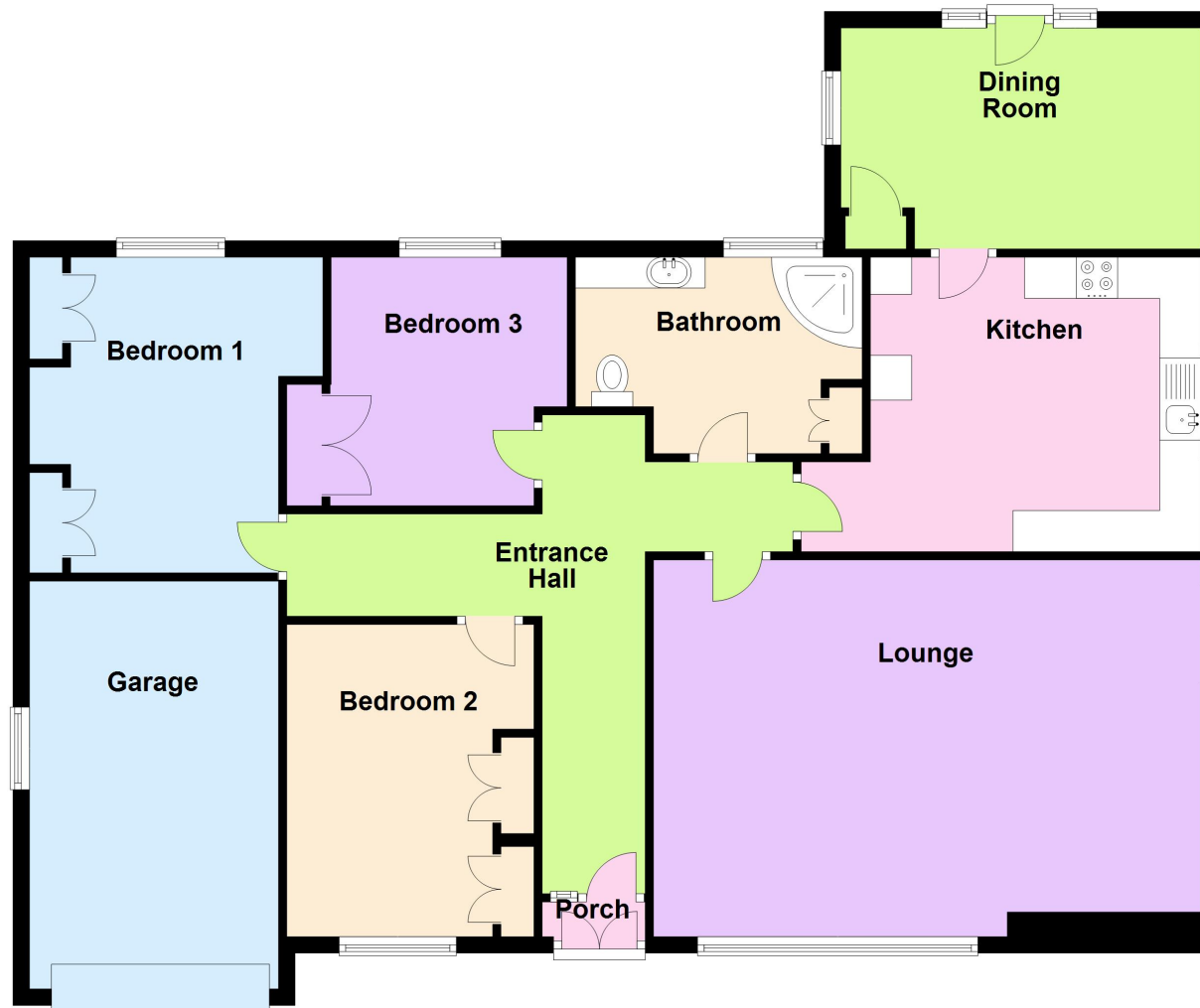
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 131.1 sq. metres (1410.9 sq. feet)



Total area: approx. 131.1 sq. metres (1410.9 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC