



£272,500

Sandalwood, Ralphs Lane, Frampton West, Boston, Lincolnshire PE20 1QU

SHARMAN BURGESS

**Sandalwood, Ralphs Lane, Frampton West,
Boston, Lincolnshire PE20 1QU
£272,500 Freehold**

ACCOMMODATION

RECEPTION HALL

22' 7" x 7' 0" (6.88m x 2.13m)

With partially obscure glazed front entrance door, staircase rising to first floor landing, window to rear aspect, radiator, dado rail, wall mounted lighting, wall mounted coat hooks, wall mounted door chimes.

Offering extremely flexible living accommodation, this sizeable detached home offers prospective purchasers accommodation comprising 3/4 bedrooms arranged over two floors, a kitchen diner, lounge, utility room, ground floor cloakroom, reception hall and first floor family bathroom. Further benefits include a large driveway providing off road parking, a substantial car port providing sheltered parking and a brick and tiled detached double garage.



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KITCHEN DINER

14' 5" x 16' 8" (4.39m x 5.08m) (both maximum measurement)
Having roll edge work surfaces with tiled splashbacks and inset stainless steel sink and double drainer, range of base level storage units, drawer units and matching eye level wall units with glazed display cabinets, waist height integrated double oven and grill, four ring electric hob, space for twin height fridge freezer, additional return work surface providing a breakfast bar area if required, dual aspect windows, lighting above sink area and additional ceiling light point over dining area and hob. Dado rail, two radiators, door to utility room.

UTILITY ROOM

10' 8" x 6' 7" (3.25m x 2.01m)
With roll edge work surfaces with tiled splashbacks and stainless steel sink and drainer, base level storage units, wall units, plumbing for automatic washing machine, floor mounted Glow Worm gas central heating boiler, extractor fan, ceiling light point, glazed door leading to the driveway, window to side aspect, space for additional fridge or freezer.

GROUND FLOOR CLOAKROOM

With WC, radiator, obscure glazed window, ceiling light point, access to roof space, built-in cloak cupboard providing storage.

LOUNGE

20' 3" x 14' 5" (6.17m x 4.39m) (both maximum measurements)
With triple aspect windows, fireplace with electric fire and display surround, two radiators, TV aerial point, coved cornice, ceiling mounted lighting, wall light points.

DINING ROOM

14' 5" x 11' 8" (4.39m x 3.56m)
With window to front aspect, radiator, coved cornice, ceiling light point, additional wall light points, dado rail, wall mounted gas fire.



**SHARMAN
BURGESS** Est 1996

GROUND FLOOR BEDROOM THREE

7' 8" x 11' 8" (2.34m x 3.56m)

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

FIRST FLOOR LANDING

With stairs rising from entrance hall, access to roof space, ceiling light point, window to rear aspect.

BEDROOM ONE

11' 8" (maximum measurement) x 15' 10" (maximum measurement into windows to either side) (3.56m x 4.83m)

With two radiators and ceiling light point.

BEDROOM TWO

15' 8" (maximum measurement) x 7' 4" (maximum measurement with reduced head height) (4.78m x 2.24m)

With window to front aspect, radiator, ceiling light point.

FAMILY BATHROOM

With a four piece suite comprising a panelled bath, WC, pedestal wash hand basin with tiled splashback, shower cubicle with wall mounted electric shower within and fitted shower screen, radiator, obscure glazed window, two ceiling light points, built-in linen cupboard.

EXTERIOR

To the front of the property is a dropped kerb leading to a large granite gravelled driveway which provides ample off road parking, hardstanding and turning space. The driveway extends to the right hand side of the property to a further section of parking and giving vehicular access to a sizeable car port providing sheltered parking space.

DETACHED DOUBLE GARAGE

19' 9" x 19' 8" (6.02m x 5.99m)

Of brick and tiled construction with two up and over doors, served by power and lighting.

REAR GARDEN

To the immediate rear of the property is a paved patio seating area, with the domestic gardens being sited towards the rear of the garage and being predominantly laid to lawn. Within this section of the garden is a further timber outbuilding providing storage space. There is also a further paved patio area with pergola.

SERVICES

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

REFERENCE

30092022/GOO



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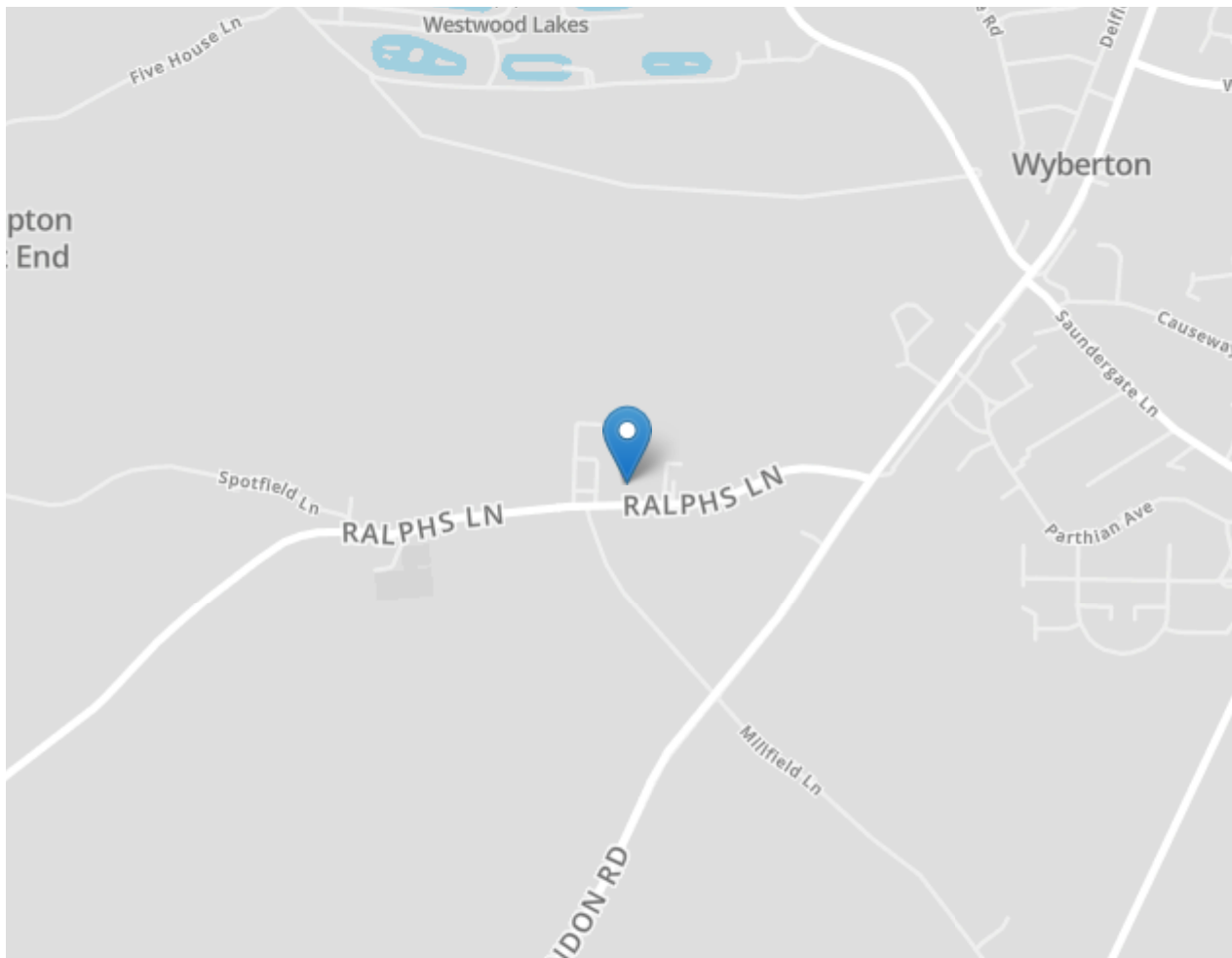
AGENT'S NOTES

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.

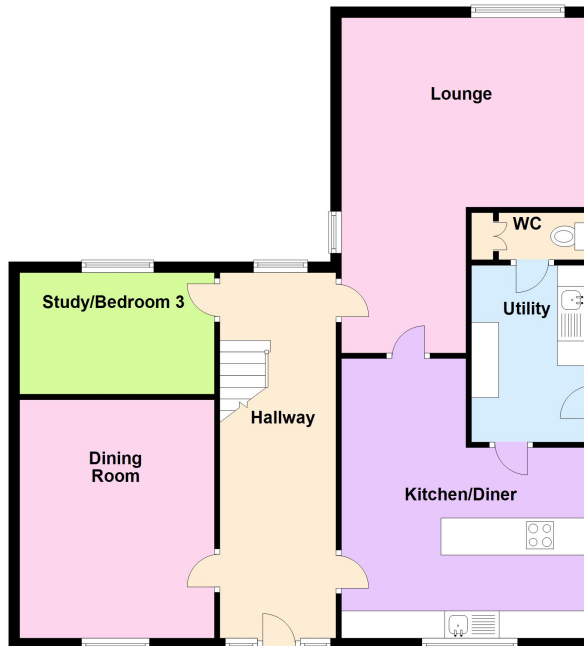
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

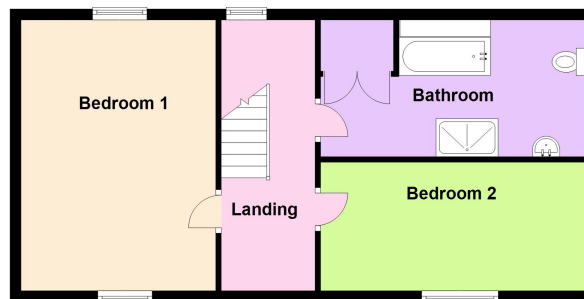


SHARMAN BURGESS

Ground Floor
Approx. 90.5 sq. metres (974.2 sq. feet)



First Floor
Approx. 51.6 sq. metres (555.0 sq. feet)



Total area: approx. 142.1 sq. metres (1529.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	