



£339,950

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

SHARMAN BURGESS

**Springfield, Ralphs Lane, Frampton West,
Boston, Lincolnshire PE20 1RQ
£339,950 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

6' 9" x 4' 8" (2.06m x 1.42m)

Having double entrance doors, ceiling light point, further set of double doors through to: -

RECEPTION HALL

13' 0" (maximum) x 10' 5" (maximum including staircase) (3.96m x 3.17m)

Having radiator, wall mounted lighting, staircase leading off, two steps leading down to: -

GROUND FLOOR CLOAKROOM

Having pedestal wash hand basin, WC, tiled splashbacks, wall mounted coat hooks, obscure glazed window to front elevation.

A large individually designed detached family home situated on a plot size of approximately 1/3 OF AN ACRE (s.t.s) offering great scope and potential. Accommodation comprises an entrance lobby, ground floor cloakroom, reception hall, lounge, dining room, breakfast kitchen, secondary entrance lobby, three substantial double bedrooms to the first floor and a family shower room. Further benefits include a large garage/workshop, large return driveway providing ample off road parking, gas central heating and approximately south facing rear garden. Being offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



LOUNGE

13' 5" x 23' 6" (4.09m x 7.16m)

Having dual aspect windows, two radiators, coved cornice, ceiling light point, additional wall light points, French doors leading to the rear garden, open fireplace with fitted hearth and stonework surround with display mantle above.

DINING ROOM

12' 10" x 10' 5" (3.91m x 3.17m)

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

BREAKFAST KITCHEN

20' 9" (maximum) x 12' 3" (maximum) (6.32m x 3.73m)

The kitchen area comprises wood trimmed work surfaces with inset stainless steel one and a half bowl sink and double drainer, base level storage units with corner display shelving, drawer units and matching eye level wall units, plumbing for washing machine, plumbing for dishwasher, space for electric cooker with fume extractor above, two windows to rear elevation, ceiling mounted strip light. The breakfast area comprises a window to front elevation, two radiators, ceiling light point, wall mounted central heating digital timer. Obscure glazed door to: -

ADDITIONAL ENTRANCE LOBBY

Having obscure glazed front entrance door, obscure glazed rear entrance door, ceiling light point, floor mounted Worcester central heating boiler, built-in cloak cupboard housing the gas meter and shelving within, two personnel doors to garage.

FIRST FLOOR LANDING

Having radiator, ceiling light point, wall light point, window to front elevation.

BEDROOM ONE

21' 7" (maximum taken into window) x 13' 5" (6.58m x 4.09m)

Having dual aspect windows, two radiators, ceiling light point, two built-in cupboards.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

15' 10" (maximum) x 9' 0" (4.83m x 2.74m)

Having window to rear elevation, radiator, ceiling light point, built-in wardrobe with hanging rail within and overhead storage locker.

BEDROOM THREE

11' 4" x 12' 9" (3.45m x 3.89m)

Having window to front elevation, radiator, ceiling light point.

SHOWER ROOM

9' 3" x 9' 0" (2.82m x 2.74m)

Having shower area with wall mounted electric shower within and fitted shower screen, WC, wash hand basin, radiator, ceiling light point, window to rear elevation, airing cupboard housing the hot water cylinder and lated linen shelving within.

EXTERIOR

The property sits on a large plot of approximately 1/3 of an Acre (s.t.s) and benefits from a large gravelled return driveway which provides vehicular access to the garage/workshop as well as ample off road parking and hardstanding for numerous vehicles. The front garden has a semi-circular lawned area with flower and shrub borders, and mature Beech hedging to the front boundary.

GARAGE/WORKSHOP

26' 4" (maximum) x 9' 0" (maximum) (8.03m x 2.74m)

Having electric up and over door, dual aspect windows, served by power and lighting.

To the left hand side of the property is a further hardstanding area providing parking space for additional vehicles, leading to a: -

TIMBER GARAGE

9' 0" x 15' 8" (2.74m x 4.78m)

With concrete base and double doors.

REAR GARDEN

Being predominantly laid to lawn with well established mature beds and borders containing a wide variety of flowering plants, shrubs and trees. The garden houses a timber summerhouse and a sunken pond water feature. The garden is surrounded to the majority by a mixture of mature Beech hedging and fencing and is served by outside tap and lighting.

SERVICES

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

REFERENCE

02022026/29917138/BAT



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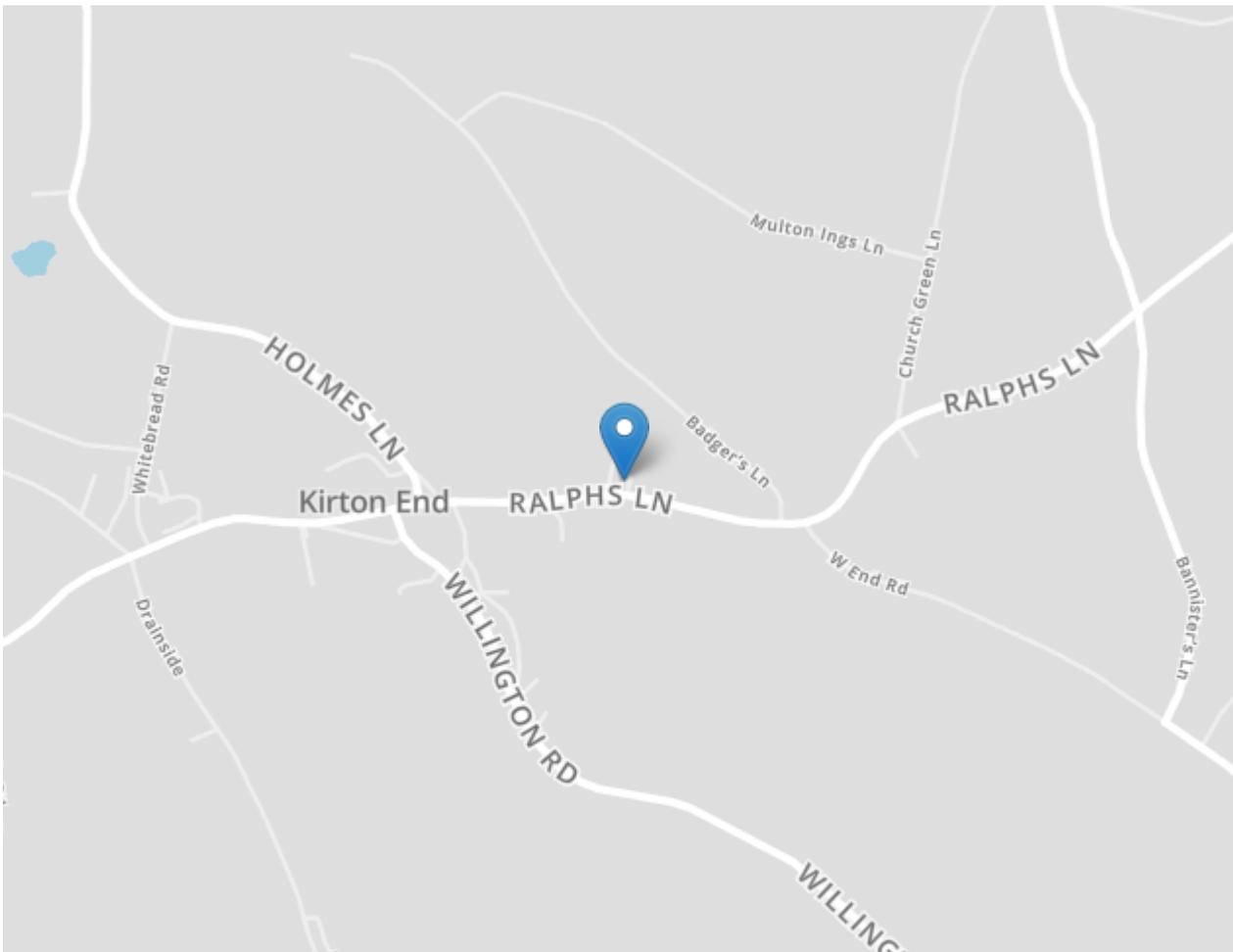
AGENT'S NOTES

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.

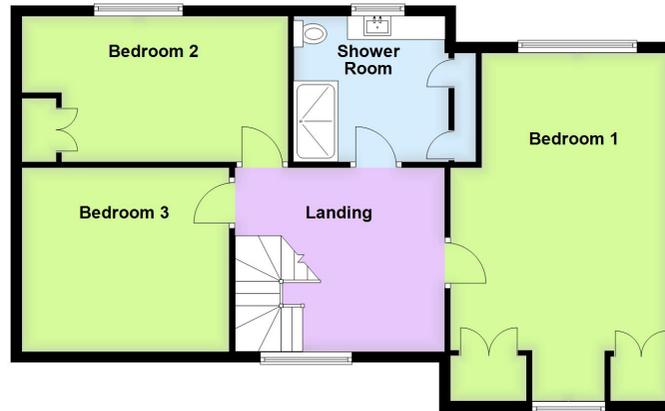


SHARMAN BURGESS

Ground Floor
Approx. 118.9 sq. metres (1279.3 sq. feet)



First Floor
Approx. 77.2 sq. metres (830.7 sq. feet)



Total area: approx. 196.0 sq. metres (2110.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(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	