



**£199,950**

9 Plough Way, Frampton, Boston, Lincolnshire PE20 1BU

**SHARMAN BURGESS**



**9 Plough Way, Frampton, Boston,  
Lincolnshire PE20 1BU  
£199,950 Freehold**

#### ACCOMMODATION

##### KITCHEN DINER

15' 0" (maximum) x 10' 0" (maximum) (4.57m x 3.05m)

Having partially obscure glazed front entrance door, counter tops with matching upstands, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring electric hob with glass splashback and illuminated stainless steel fume extractor above, space for twin height fridge freezer, built-in boiler cupboard housing the Vaillant gas central heating boiler, window to front elevation, radiator, ceiling light point and ceiling recessed lighting.

An extremely well presented modern property benefitting from an enclosed garden to the rear and a driveway providing off road parking. Accommodation comprises a kitchen diner, lounge, utility room, ground floor cloakroom, three bedrooms to the first floor, family bathroom and en-suite shower room to bedroom one. Further benefits include gas central heating and uPVC double glazing.



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### LOUNGE

19' 0" (maximum including lobby area) x 15' 0" (maximum)  
(5.79m x 4.57m)

Within the lobby area is a staircase rising to the first floor, ceiling light point and wall mounted central heating thermostat. The remainder of the room comprises a window to the rear elevation, French doors leading to the garden, two radiators, two ceiling light points.

### UTILITY ROOM

Having counter top, base level storage unit, plumbing for automatic washing machine, radiator, ceiling light point, door to: -

### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, push button WC, radiator, ceiling light point, extractor fan.

### FIRST FLOOR LANDING

Having radiator, access to loft space, ceiling light point.

### BEDROOM ONE

15' 0" (including entrance area) x 11' 3" (excluding entrance area)  
(4.57m x 3.43m)

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

### EN-SUITE SHOWER ROOM

Having pedestal wash hand basin with mixer tap, shower cubicle with wall mounted mains fed shower with hand held shower attachment within and fitted shower screen, push button WC, tiled splashbacks, heated towel rail, obscure glazed window to rear elevation, ceiling recessed lighting, extractor fan.



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### BEDROOM TWO

10' 3" x 8' 0" (3.12m x 2.44m)

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

### BEDROOM THREE

6' 8" x 10' 3" (2.03m x 3.12m)

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

### FAMILY BATHROOM

Being fitted with a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, panelled bath with mixer tap and hand held shower attachment, push button WC, tiled splashbacks, heated towel rail, ceiling recessed lighting, extractor fan.

### EXTERIOR

To the front, the property has paved access leading to the front entrance door. The tarmac driveway is situated to the left hand side of the block of terraces and provides off road parking for approximately two vehicles. Additional pedestrian access to the rear of the property leads into the rear garden.

### REAR GARDEN

Being initially laid to a paved patio seating area, leading to the remainder which is predominantly laid to lawn. A paved pathway leads to the rear of the garden which houses a timber garden shed (to be included in the sale) which is served by power.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### AGENTS NOTE

Prospective purchasers should be aware that it is believed that upon completion of the development, there will be an annual service charge to pay for the upkeep and maintenance of unadopted roads, walkways and communal areas, however the amount of the charge has not been confirmed at this stage.

### REFERENCE

24072025/29348215/MCG





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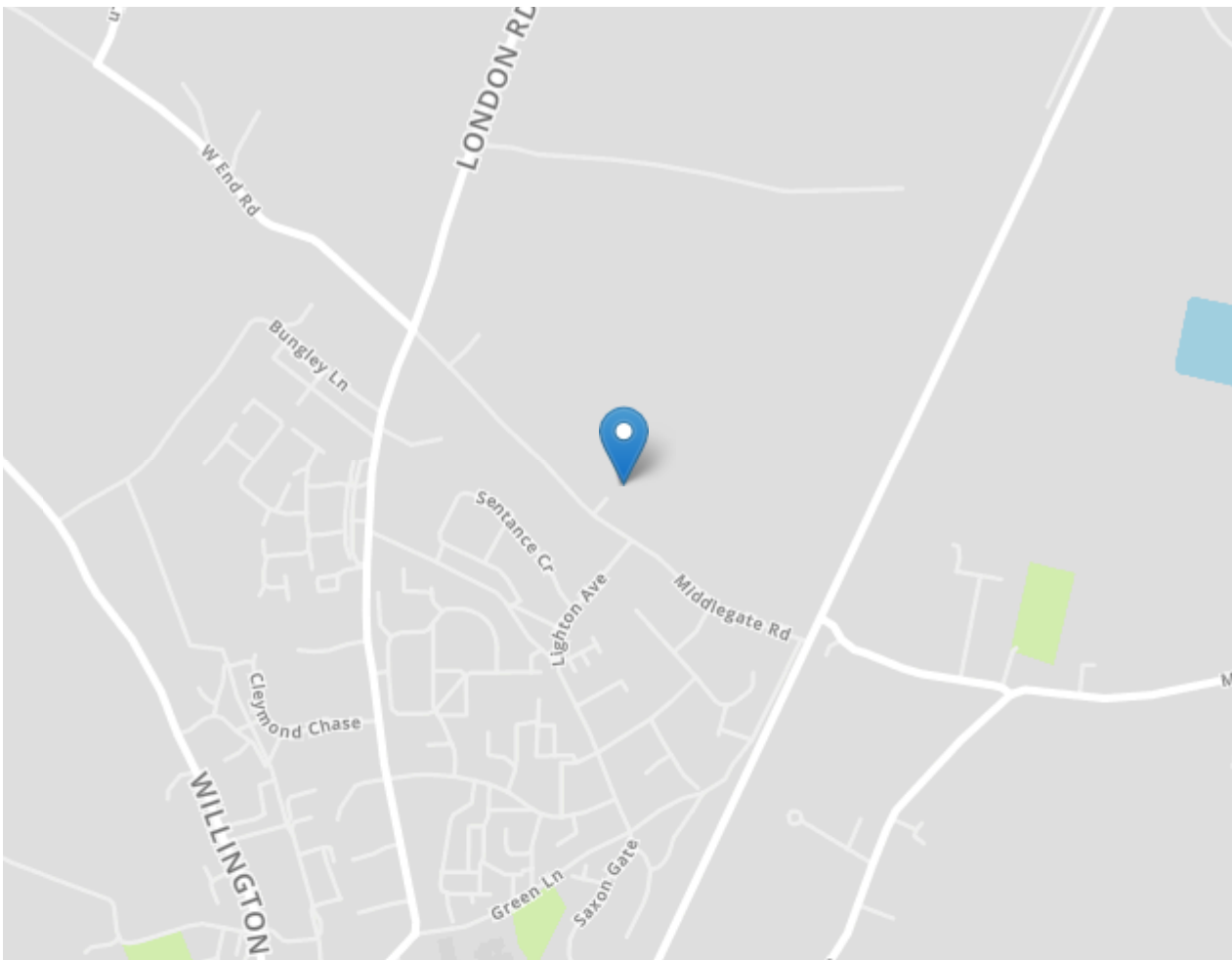
## AGENT'S NOTES

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.

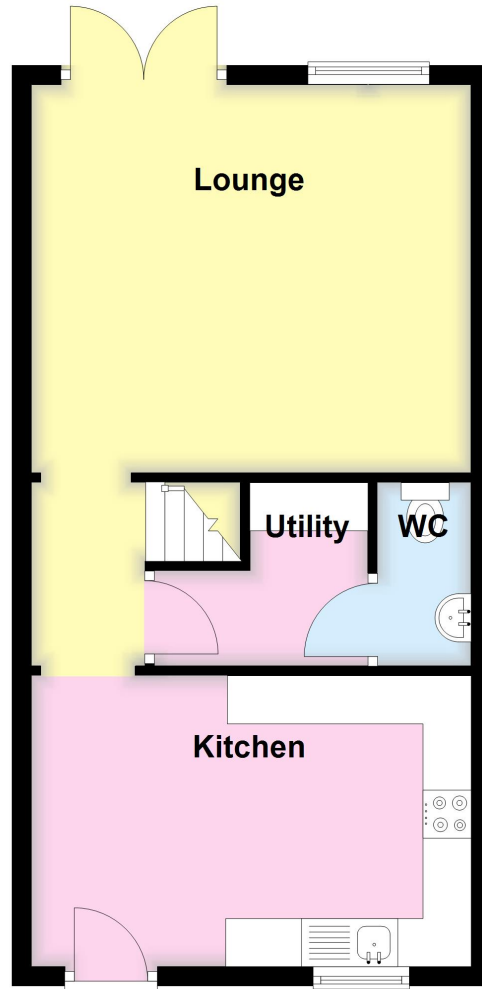


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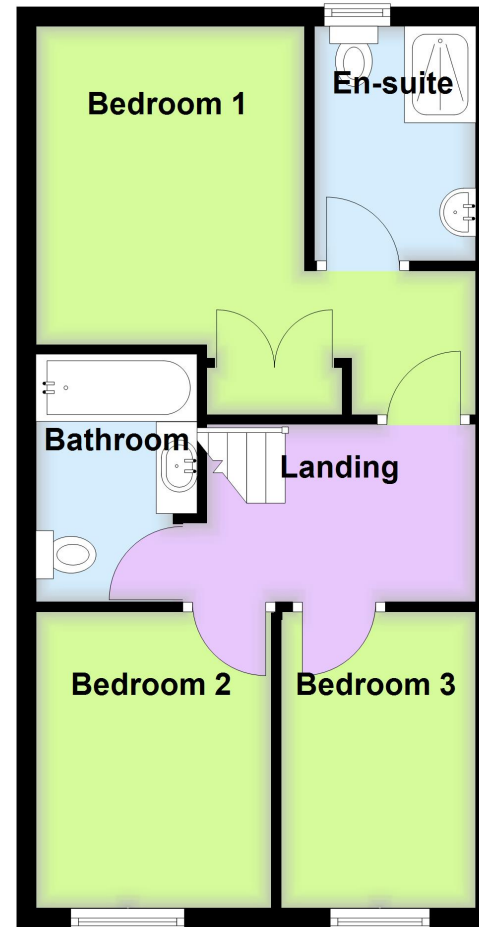
## Ground Floor

Approx. 41.9 sq. metres (451.0 sq. feet)



## First Floor

Approx. 41.9 sq. metres (451.0 sq. feet)



Total area: approx. 83.8 sq. metres (902.1 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	