



**£274,000**

19 Grosvenor Road, Frampton, Boston, Lincolnshire PE20 1DB

**SHARMAN BURGESS**

**19 Grosvenor Road, Frampton, Boston,  
Lincolnshire PE20 1DB  
£274,000 Freehold**

#### ACCOMMODATION

##### ENTRANCE HALL

13' 6" (maximum) x 7' 3" (maximum including staircase) (4.11m x 2.21m) Having partially obscure glazed front entrance door with obscure glazed side panels, staircase rising to first floor, radiator, coved cornice, ceiling light point.

An exceptionally well presented detached property with well maintained gardens extending to the rear, situated in a cul-de-sac location. The larger than average accommodation comprises an entrance hall, open plan lounge diner, conservatory, kitchen, utility room and ground floor cloakroom. To the first floor is a light and airy landing area with three well proportioned bedrooms arranged off and a four piece family bathroom. Further benefits include a block paved driveway, single garage, gas central heating and uPVC double glazing.



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### BREAKFAST KITCHEN

11' 9" (maximum) x 10' 4" (maximum) (3.58m x 3.15m)  
Having counter tops with inset ceramic sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units, integrated fridge. Belling Range cooker (included in the sale) with double oven and grill, warming tray and seven ring gas hob with wall mounted illuminated stainless steel fume extractor above. Tiled floor, radiator, ceiling recessed lighting, window to rear elevation.

### UTILITY

11' 0" (maximum) x 9' 6" (maximum) (3.35m x 2.90m)  
With counter top, plumbing for automatic washing machine, plumbing for dishwasher, tiled floor, dual aspect windows, door to exterior, radiator, ceiling light point, personnel door to garage.

### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, tiled floor, fully tiled walls, ceiling light point, obscure glazed window, radiator.

### LOUNGE DINER

25' 9" (maximum) x 12' 11" (maximum taken at widest point) (7.85m x 3.94m)  
Having feature bow window to front elevation, two radiators, coved cornice, two ceiling light points, TV aerial point, wiring for satellite TV, ornamental fireplace with tiled inset and hearth and space for electric fire, double doors with windows to either side through to: -



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### CONSERVATORY

11' 0" (maximum) x 9' 1" (3.35m x 2.77m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having tiled floor, double doors leading to the garden, served by power.

### FIRST FLOOR LANDING

Having window to side elevation, radiator, coved cornice, ceiling light point, access to loft space, airing cupboard with hot water cylinder and slatted linen shelving within.

### BEDROOM ONE

11' 3" (maximum) x 12' 6" (maximum) (3.43m x 3.81m)

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

### BEDROOM TWO

11' 3" (maximum) x 10' 8" (maximum) (3.43m x 3.25m)

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

### BEDROOM THREE

9' 0" (maximum) x 8' 1" (maximum including built-in wardrobes) (2.74m x 2.46m)

Having window to front elevation, radiator, ceiling light point, built-in bedroom furniture including wardrobes with hanging rails and shelving within, overhead storage lockers and bedside cabinet.



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### FAMILY BATHROOM

8' 10" (maximum) x 6' 11" (maximum) (2.69m x 2.11m)

Being fitted with a four piece suite comprising shower cubicle with wall mounted mains fed shower and held shower attachment within and fitted shower screen, WC, bath, pedestal wash hand basin, tiled floor, fully tiled walls, obscure glazed window to rear elevation, ceiling recessed lighting, heated towel rail.

### EXTERIOR

To the front, the property is approached over a large block paved driveway which provides off road parking as well as vehicular access to the garage. There is a further granite gravelled hardstanding section and low level fencing to front boundary.

### GARAGE

18' 0" x 9' 7" (5.49m x 2.92m)

Having up and over door, served by power and lighting, window to side elevation, wall mounted Viessmann gas central heating boiler.

### REAR GARDEN

Being a particular feature of this property and being superbly maintained by the current vendor, the garden initially comprises a large split level paved patio seating area providing ample entertaining space, leading to the remainder which is predominantly laid to lawn, with mature flower and shrub borders. Sectioned behind a trellis area with climbing plants are two glasshouses and a storage area to the rear. The garden is fully enclosed by a mixture of fencing and hedging and is served by outside lighting.

### SERVICES

Mains gas, electricity, water and drainage are connected.

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REFERENCE  
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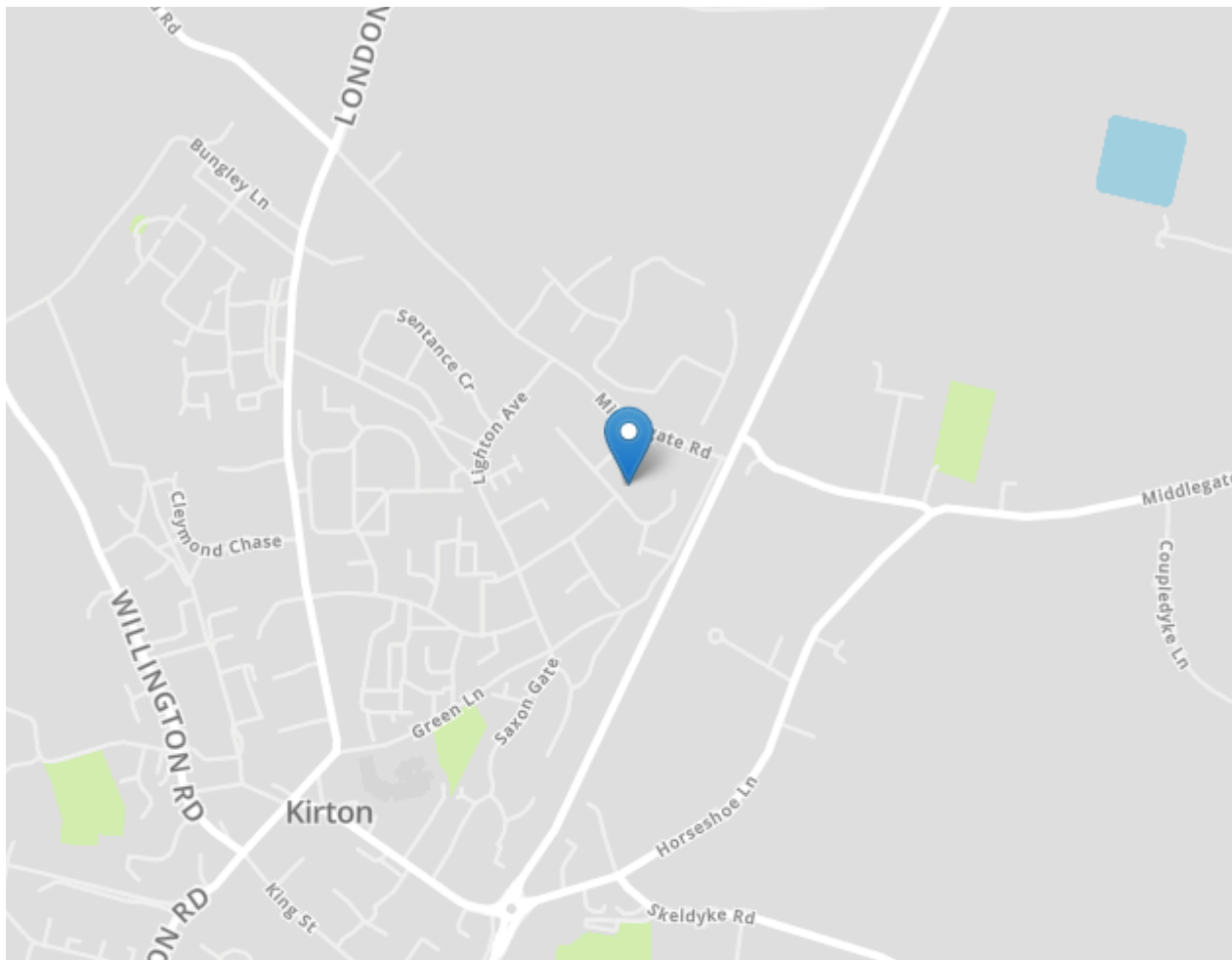
## AGENT'S NOTES

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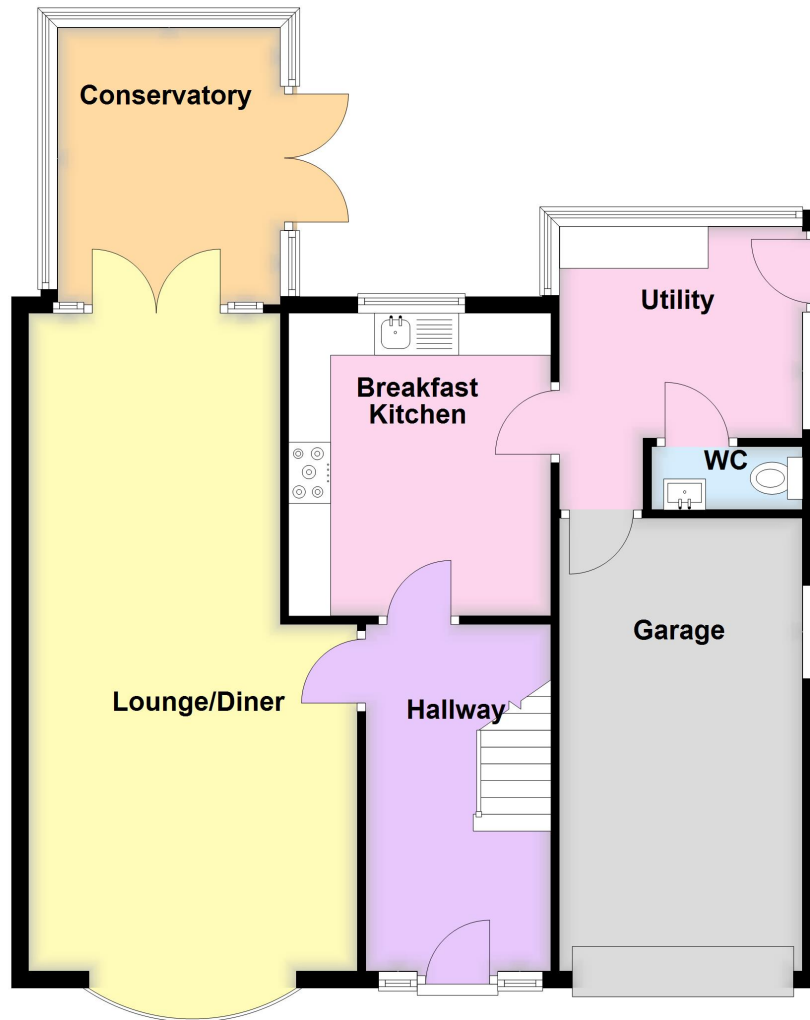
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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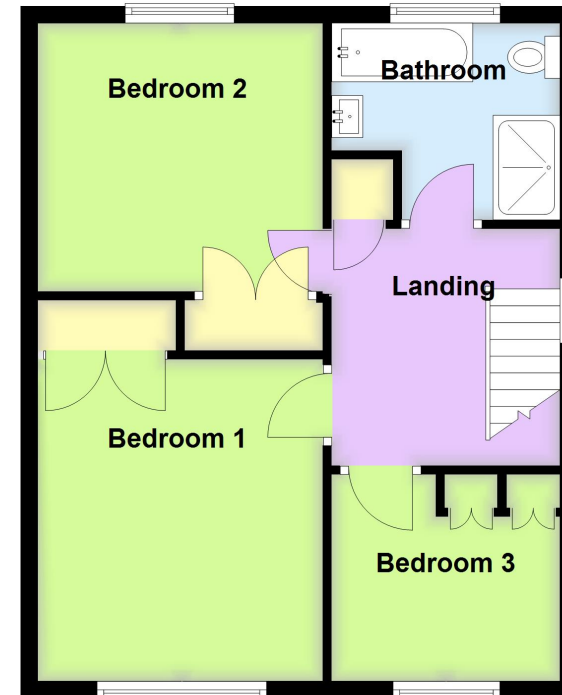
## Ground Floor

Approx. 84.6 sq. metres (911.1 sq. feet)



## First Floor

Approx. 49.3 sq. metres (530.8 sq. feet)



Total area: approx. 134.0 sq. metres (1441.9 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	