



SHARMAN
BURGESS
FOR SALE
01205 361161

£350,000

Vere Cottage, Bannisters Lane, Frampton West, Boston, Lincolnshire PE20 1RD

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**Vere Cottage, Bannisters Lane, Frampton
West, Boston, Lincolnshire PE20 1RD
£350,000 Freehold**

ACCOMMODATION

RECEPTION HALL

Having partially obscure glazed side entrance door with obscure glazed side panel, feature slate flooring, two ceiling light points, access to roof space, wall mounted coat hooks, radiator, staircase rising to first floor landing.

A superbly presented large family home enjoying views over open farmland to both the front and rear. The property has been refurbished and improved by the current vendors to provide accommodation comprising a reception hall, lounge with log burner, dining room with feature range and Parquet flooring, large modern living kitchen and a conservatory to the rear. Furthermore, there is a refitted ground floor shower room. To the first floor is a sizeable landing, four double bedrooms and a four piece family bathroom. Further benefits include driveway and garage, LPG central heating and gardens to the front and rear.



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GROUND FLOOR SHOWER ROOM

12' 8" (maximum measurements) x 5' 4" (maximum measurements) (3.86m x 1.63m)

A modern, fully equipped shower room comprising shower area with wall mounted mains fed shower with rainfall shower and hand held shower attachment and fitted screen, push button WC, wash hand basin with mixer tap and storage beneath, decorative tiled flooring, tiled walls, heated towel rail, ceiling recessed lighting, extractor fan, obscure glazed window.

DINING ROOM

12' 1" (maximum measurement including chimney breast) x 11' 10" (maximum measurement) (3.68m x 3.61m)

Having feature bow window to front aspect, additional window to side aspect, Parquet flooring, radiator, coved cornice, ceiling light point, feature Deane & Beale cast iron range (not currently in working order) with decorative tiled inset and hearth. Under stairs storage cupboard.

LOUNGE

18' 5" (maximum measurement) x 12' 0" (maximum measurement including chimney breast) (5.61m x 3.66m)

Having feature bow window to front aspect, additional window to side aspect, two radiators, ceiling light point, TV aerial point, feature fireplace with exposed brickwork chimney breast and hearth with fitted wood burner inset.



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LIVING KITCHEN

22' 8" (maximum measurement) x 12' 2" (maximum measurement) (6.91m x 3.71m)

Having an extensively fitted kitchen comprising counter tops with inset one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, matching eye level wall units, central island providing seating area with matching counter top and storage beneath, plumbing for dishwasher, plumbing for automatic washing machine. Leisure Cookmaster Range with double electric oven, warming tray, grill and 7 ring LPG hob with illuminated stainless steel extractor above. Wall mounted Worcester LPG central heating boiler, space for American style fridge freezer, ceiling mounted lighting, dual aspect windows, double doors through to: -



CONSERVATORY

11' 3" (maximum measurement) x 11' 1" (maximum measurement) (3.43m x 3.38m)

Of brick and uPVC double glazed construction with poly carbonate roof. Having ceiling mounted lighting, double doors to exterior, double power point.

FIRST FLOOR LANDING

Having two ceiling light points, large window to side aspect, access to roof space, radiator, linen cupboard with shelving within.

BEDROOM ONE

12' 1" (maximum measurement) x 11' 10" (maximum measurement) (3.68m x 3.61m)

Having window to front aspect, radiator, coved cornice, wall mounted lighting, freestanding wardrobes which are to be included within the sale.



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BEDROOM TWO

11' 9" (maximum measurement) x 8' 9" (maximum measurement including chimney breast) (3.58m x 2.67m)
Having window to front aspect, radiator, ceiling light point.

BEDROOM THREE

11' 2" (maximum measurement) x 12' 2" (maximum measurement) (3.40m x 3.71m)
Having window to rear aspect, radiator, ceiling light point.

BEDROOM FOUR

12' 2" (maximum measurement) x 11' 3" (maximum measurement) (3.71m x 3.43m)
Having window to rear aspect, radiator, ceiling light point, built-in wardrobes.

FAMILY BATHROOM

12' 0" x 5' 9" (3.66m x 1.75m)
Having a four piece suite comprising double shower cubicle with wall mounted mains fed shower with rainfall shower head and hand held shower attachment and fitted shower screen, wash hand basin with mixer tap and storage beneath, bath with mixer tap and hand held shower attachment, push button WC. Partly tiled walls, obscure glazed window, ceiling light point, heated towel rail.

EXTERIOR

The property is approached via double five bar gates leading to a gravelled driveway which provides off road parking and hardstanding. There is a lawned front garden with post and rail fencing to the front boundary. The driveway continues to the side of the property and provides vehicular access to the garage.



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DETACHED SINGLE GARAGE

Having up and over door, window, power and lighting.

To the rear, the garden benefits from a decked seating area with wrought iron railings, leading to the remainder of the garden which is predominantly laid to lawn. The garden is served by outside lighting and benefits from post and rail fencing to the rear boundary, with the remainder being enclosed to the majority with hedging and fencing. Within the garden are two timber sheds which are served by power and lighting and are to be included within the sale.

SERVICES

Mains electricity, water and drainage are connected. The property is served by LPG central heating.

REFERENCE

26919386/10112023/SCA



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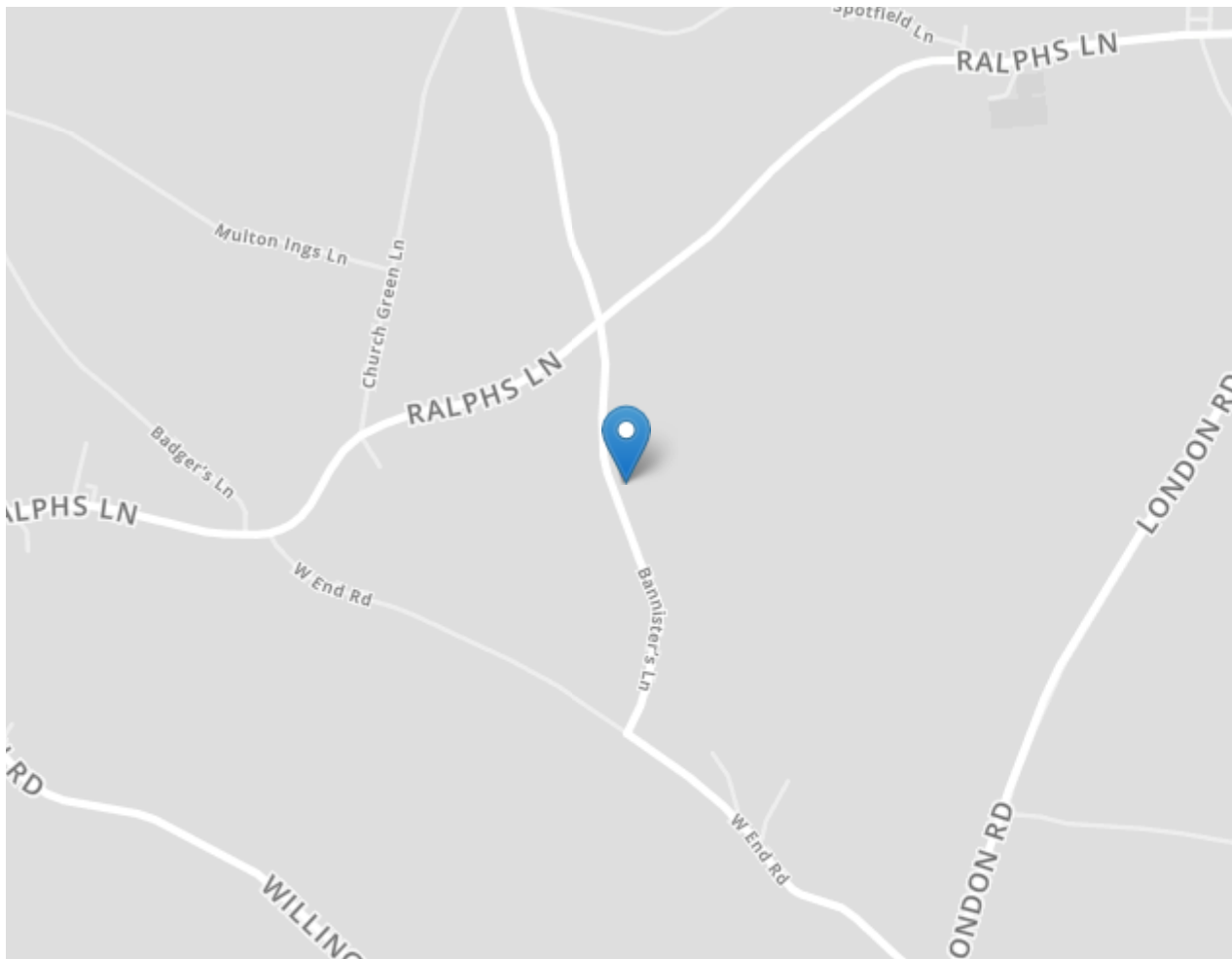
AGENT'S NOTES

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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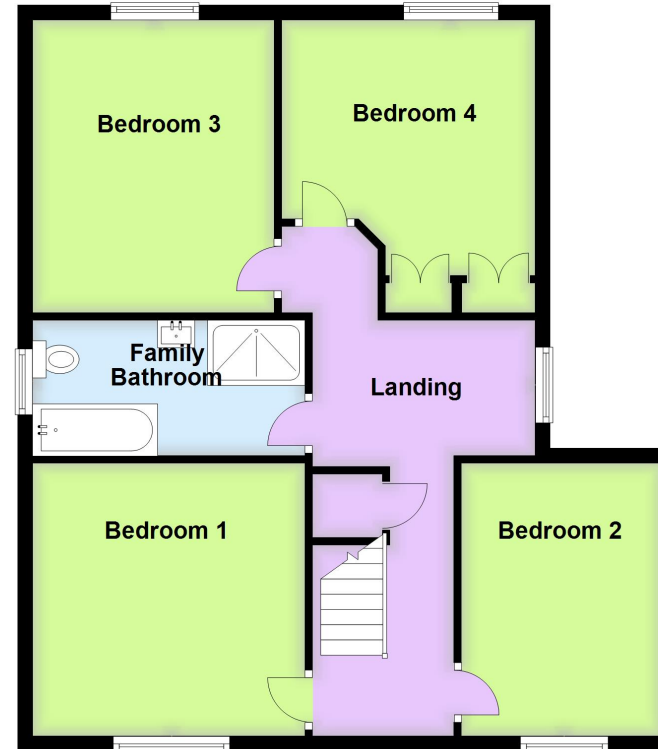
Ground Floor

Approx. 93.4 sq. metres (1005.0 sq. feet)



First Floor

Approx. 70.3 sq. metres (756.7 sq. feet)



Total area: approx. 163.7 sq. metres (1761.7 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		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	