



**£399,950**

Fairways, London Road, Frampton, Boston, Lincolnshire PE20 1BP

**SHARMAN BURGESS**



**Fairways, London Road, Frampton, Boston,  
Lincolnshire PE20 1BP  
£399,950 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

6' 3" x 5' 7" (1.91m x 1.70m)

Having a partially glazed front entrance door, wood effect laminate flooring, ceiling recessed lighting, two windows, further feature door with stained glass and leaded light detailing with matching windows to either side and above leading to: -

**ENTRANCE HALL**

Having staircase rising to first floor landing, under stairs storage cupboard, wood effect laminate flooring, coved cornice, ceiling recessed lighting, telephone point.

A deceptively spacious family home with accommodation arranged over two floors providing fantastically versatile living space. Accommodation currently comprises an entrance porch, entrance hall, large kitchen diner, extremely generous living room with high ceiling and wooden floor, separate lounge with open fire, ground floor shower room and two double bedrooms to the ground floor. To the first floor are three further bedrooms, with en-suite shower room to bedroom one and bedroom three having a 'secret' snug/games room. There is also a family bathroom to the first floor. Further benefits include uPVC double glazing, gas central heating, large driveway, garage with electric up and over door and gardens to the rear with an approximate south easterly facing aspect.



**SHARMAN BURGESS**

### LOUNGE

17' 10" (maximum measurement into bay window) x 14' 4" (maximum measurement including chimney breast) (5.44m x 4.37m)

Having feature bay window to front aspect, further French doors leading to the rear aspect, wood effect laminate flooring, coved cornice, ceiling light point, additional wall light points, radiator, open fireplace with granite hearth, cast iron inset and stone display surround.

### KITCHEN DINER

23' 3" (maximum measurements) x 10' 9" (maximum measurement) (7.09m x 3.28m)

This large kitchen is extensively fitted with roll edge work surfaces, tiled splashbacks, inset one and a half bowl ceramic sink and drainer with mixer tap, wide range of base level storage units, drawer units and matching eye level wall units with glazed display cabinets and under cupboard lighting, base level drinks fridge (to be included within the sale), large gas and electric range with double oven, warming tray and grill and five ring gas hob with illuminated fume extractor above, space for American style fridge freezer, window to front aspect, radiator, coved cornice, ceiling recessed lighting.

### LIVING ROOM

18' 6" (maximum measurement) x 15' 9" (maximum measurement) (5.64m x 4.80m)

Having solid wooden flooring, two radiators, coved cornice, ceiling recessed lighting, TV aerial point, wiring for satellite TV, two large windows to side aspect, set of double doors with matching windows to either side leading to a raised decked area to the rear, personnel door to garage.



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#### GROUND FLOOR SHOWER ROOM

7' 9" x 6' 5" (2.36m x 1.96m)

Having a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, shower cubicle with wall mounted mains fed shower within. Tiled flooring, tiled splashbacks, heated towel rail, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window to side aspect.

#### GROUND FLOOR BEDROOM FOUR

14' 0" (maximum measurement into bay window) x 12' 4" (maximum measurement) (4.27m x 3.76m)

Having feature bay window to rear aspect, wood effect laminate flooring, radiator, coved cornice, ceiling recessed lighting, radiator, coved cornice, ceiling light point.

#### GROUND FLOOR BEDROOM FIVE

11' 9" x 9' 10" (3.58m x 3.00m)

Having wood effect laminate flooring, window to rear aspect, coved cornice, ceiling recessed lighting, radiator.

#### FIRST FLOOR LANDING

Having ceiling recessed lighting, access to roof space.

#### BEDROOM ONE

18' 7" (maximum measurement including entrance area) x 10' 4" (5.66m x 3.15m)

Having window to rear aspect, radiator, coved cornice, ceiling recessed lighting, ceiling light point, built-in double wardrobe with hanging rails and shelving within.







#### EN-SUITE SHOWER ROOM

8' 10" (maximum measurement) x 7' 0" (maximum measurement) (2.69m x 2.13m)

Having a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, push button WC, shower cubicle with wall mounted mains fed shower within and fitted shower screen. Tiled flooring, fully tiled walls, heated towel rail, extractor fan, ceiling recessed lighting, additional radiator, obscure glazed window to rear aspect.

#### BEDROOM TWO

12' 9" (maximum measurement with reduced head height) x 11' 3" (maximum measurement) (3.89m x 3.43m)

Having window to front aspect, radiator, ceiling light point, access into eaves, built-in double wardrobe with hanging rail and shelving within.

#### BEDROOM THREE

9' 7" (maximum measurement with reduced head height) x 10' 8" (maximum measurement) (2.92m x 3.25m)

Having window to front aspect, radiator, ceiling light point. Low level door to: -

#### GAMES ROOM/SNUG

12' 7" (maximum measurement with reduced head height) x 12' 3" (maximum measurement with reduced head height) (3.84m x 3.73m)

Having light point, access into eaves storage.

#### BATHROOM

9' 2" (maximum measurement) x 7' 10" (maximum measurement) (2.79m x 2.39m)

Having a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and wall mounted electric shower above and fitted shower screen. Heated towel rail, extractor fan, ceiling recessed lighting.



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## EXTERIOR

The property is situated on a large plot and is approached over a granite gravelled driveway providing ample off road parking and hardstanding for numerous vehicles as well as vehicular access to the garage. There are two lawned areas to the front garden, flower and shrub borders and Beech hedging to the front boundary.

## GARAGE

16' 0" x 17' 4" (4.88m x 5.28m)

Having electric remote controlled up and over door, served by power and lighting, window to side aspect, wall mounted combination Worcester gas central heating boiler, fitted work bench with storage drawers beneath, plumbing for automatic washing machine, space for condensing tumble dryer, additional space for fridge freezer.

The rear garden initially comprises a raised decked seating area leading to the remainder which is predominantly laid to lawn. To the rear left hand corner of the garden is a large split level paved patio seating area providing fantastic entertaining space. A timber archway leads through to a paved and granite gravelled section which then leads to a further paved base with timber garden shed (to be included within the sale). The garden is served by outside lighting, is fully enclosed and enjoys a pleasant approximate south easterly facing aspect.

## SERVICES

Mains gas, electricity, water and drainage are connected. The property is also served by TV, satellite and broadband connections.

## REFERENCE

26904963/15112023/STA



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BURGESS** Est 1996



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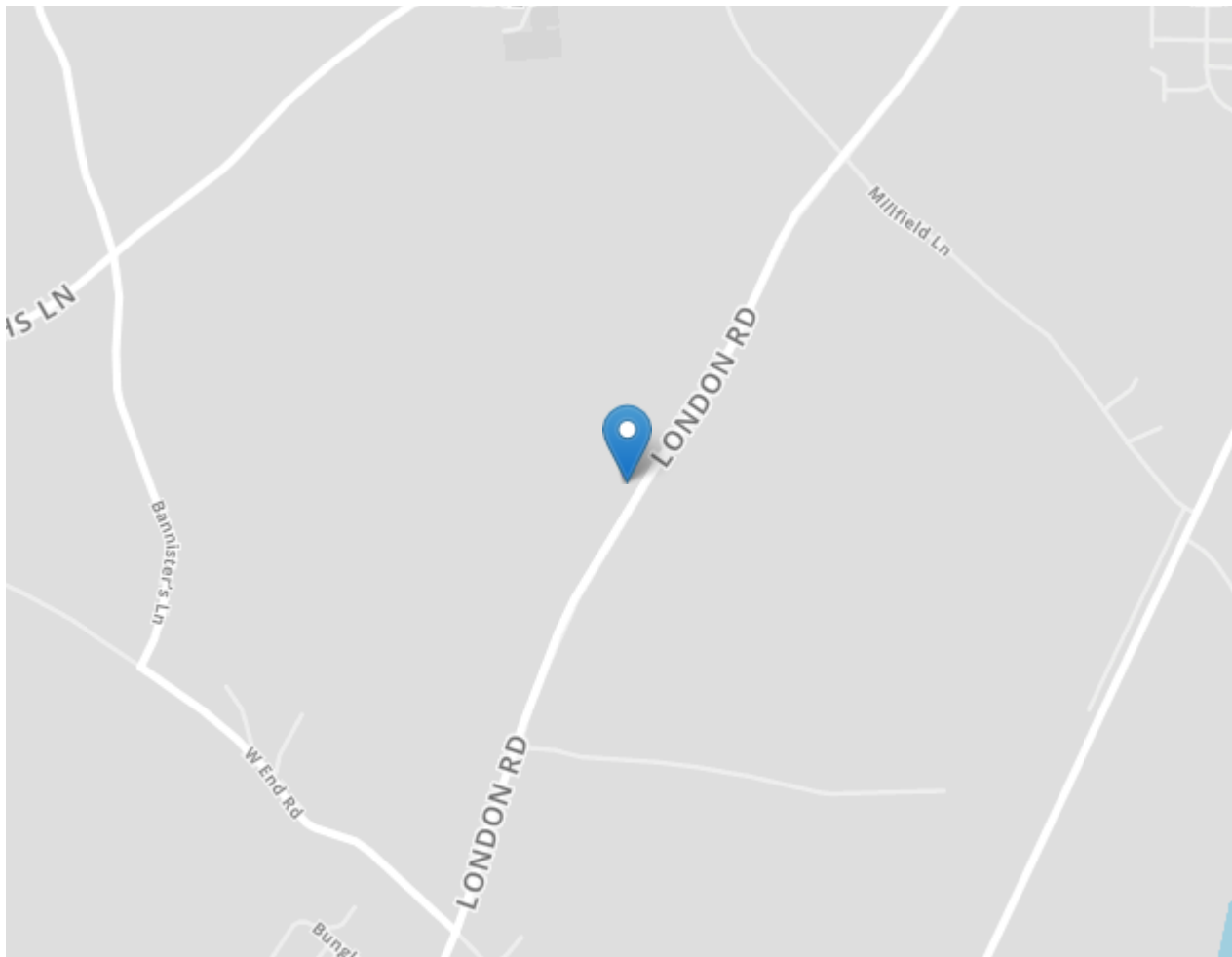
## AGENT'S NOTES

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.



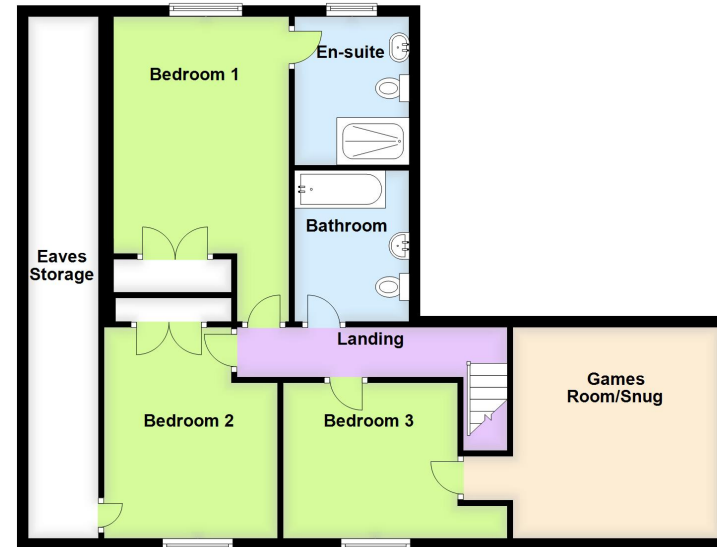
**SHARMAN BURGESS**



**Ground Floor**  
Approx. 142.5 sq. metres (1533.8 sq. feet)



**First Floor**  
Approx. 90.4 sq. metres (973.5 sq. feet)



Total area: approx. 232.9 sq. metres (2507.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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			EU Directive 2002/91/EC