

London Road

Frampton, Boston, PE20 1BP

£245,000 - Freehold , Tax Band - B



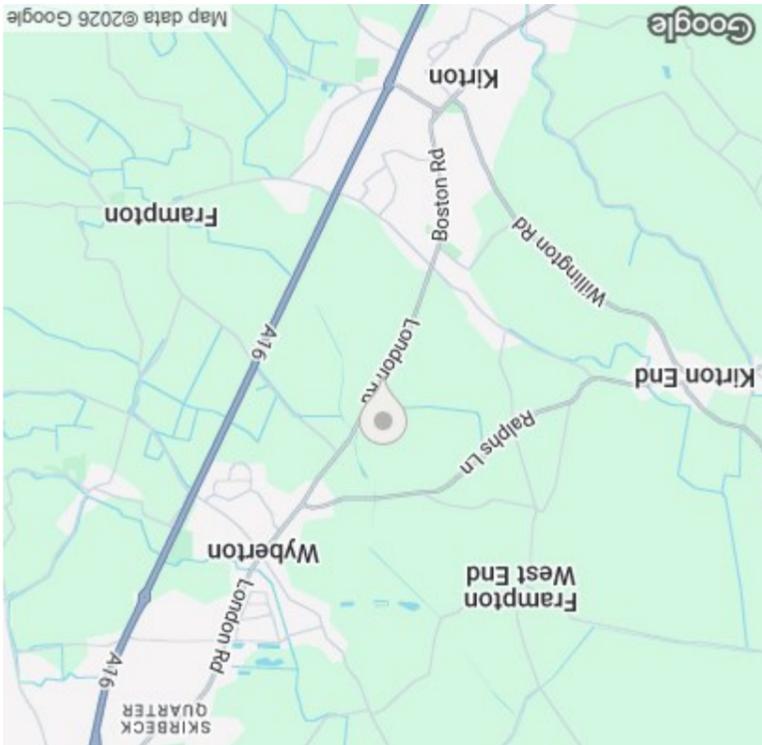
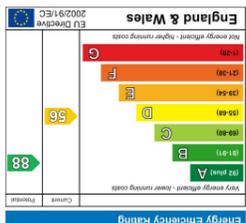
Floor Plan



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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Situated in the sought-after village of Frampton near Boston, this detached three-bedroom bungalow enjoys attractive open field views to the rear and is offered for sale with no forward chain. The property features a spacious entrance hall, comfortable living room, kitchen with utility, three well-proportioned bedrooms and a family bathroom. Outside, there is a generous gravel driveway providing ample off-road parking, including space for a motorhome or caravan, along with a good-sized rear garden with apple trees, greenhouse and timber shed, all backing onto open fields. Requiring some updating and modernisation, this is a fantastic opportunity to create a lovely home in a peaceful village setting.

Situated in the popular village of Frampton, near Boston, this charming detached bungalow on London Road offers an excellent opportunity to enjoy village living with open field views to the rear. Offered for sale with no forward chain, the property is ideal for buyers looking for a straightforward move. Originally built in 1935, the bungalow extends to approximately 980 ft² and offers well-proportioned accommodation throughout. A spacious entrance hall leads into a comfortable living room, while the kitchen is positioned at the rear of the property to take advantage of the pleasant garden outlook and is complemented by a useful utility room. The property offers three good-sized bedrooms along with a family bathroom. Outside, the property benefits from a generous gravel driveway providing ample off-road parking for several vehicles, with additional space suitable for a motorhome or caravan. The rear garden is a particular highlight, enjoying open views across neighbouring fields, creating a peaceful countryside feel. The garden itself features three established apple trees, a greenhouse for those with an interest in gardening, and a timber shed for additional storage. While the property would benefit from some updating and modernisation, it presents a fantastic opportunity to create a lovely home in a desirable village setting with attractive rural views. Probate has been granted.

Entrance Hall
6.15 x 0.93 (20'2" x 3'0")

Living Room
3.94 x 3.70 (12'11" x 12'1")

Kitchen
2.12 x 4.76 (6'11" x 15'7")

Utility Area
2.10 x 1.29 (6'10" x 4'2")

Bathroom
2.12 x 2.24 (6'11" x 7'4")

Master Bedroom
3.54 x 3.69 (11'7" x 12'1")

Bedroom Two
3.26 x 3.68 (10'8" x 12'0")

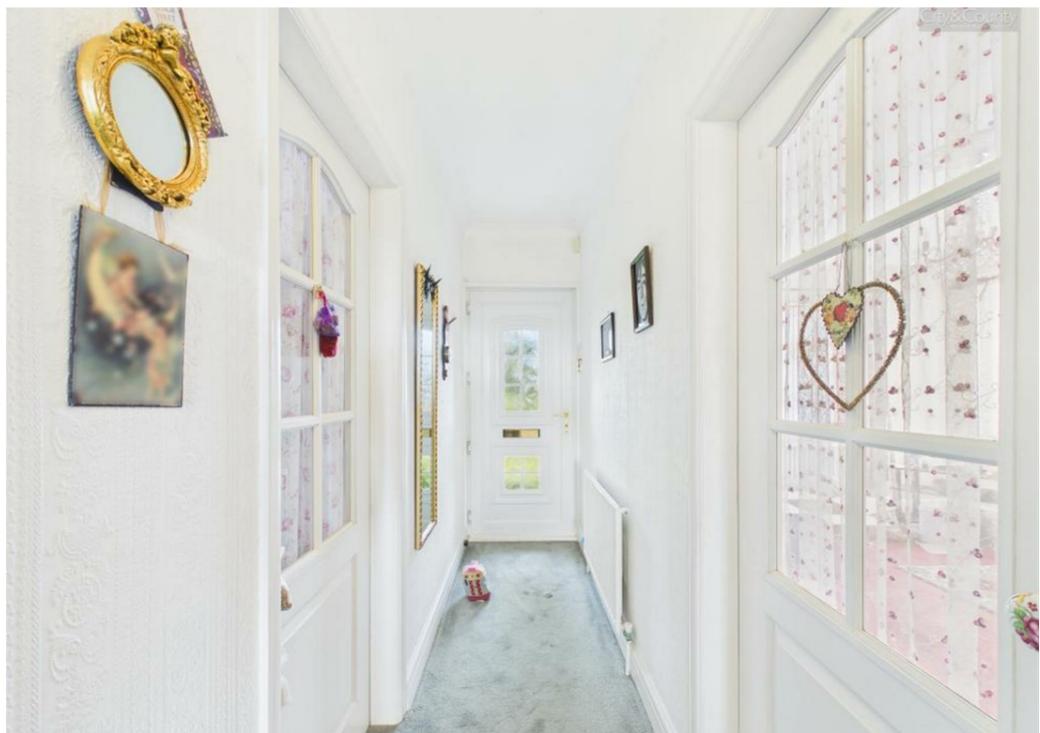
Bedroom Three
2.87 x 3.68 (9'4" x 12'0")

EPC - D
56/88

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Lateral Living
Building safety: No



Known planning considerations: None
 Flooded in the last 5 years: No
 Sources of flooding: n/a
 Flood defences: No
 Coastal erosion: No
 On a coalfield: No
 Impacted by the effect of other mining activity: No
 Conservation area: No
 Lease restrictions: No
 Listed building: No
 Permitted development: No
 Holiday home rental: No
 Restrictive covenant: No
 Business from property NOT allowed: No
 Property subletting: No
 Tree preservation order: No
 Other: No
 Right of way public: No
 Right of way private: No
 Registered easements: Not Known
 Shared driveway: No
 Third party loft access: No
 Third party drain access: No
 Other: No
 Parking: Driveway Private, Off Street Parking
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Fixed Wireless
 Internet Speed: up to 2000Mbps
 Mobile Coverage: EE - Great, O2 - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

