



£325,000

Gypsy Cottage, Ralphs Lane, Frampton West, Boston, Lincolnshire, PE20 1RQ

 **NEWTON
FALLOWELL**

**Gypsy Cottage, Ralphs Lane,
Frampton West
Boston, Lincolnshire, PE20 1RQ
£325,000 Freehold**

ACCOMMODATION

Part glazed uPVC front entrance door with side screen through to the:

ENTRANCE PORCH

Having further part glazed uPVC door leading to the:

ENTRANCE HALL

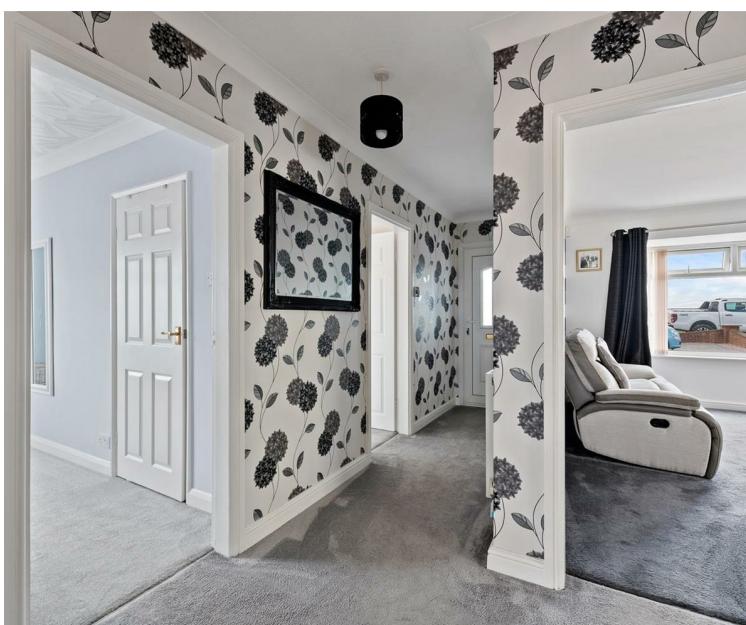
Having coved ceiling, radiator and staircase rising to first floor.

LOUNGE

12'4" x 11'9" (3.76m x 3.58m)

Having sealed unit double glazed uPVC bay window to front elevation, two further sealed unit double glazed uPVC windows to side elevation, coved ceiling, radiator and television aerial connection point.

A detached dormer bungalow with a detached one bedroom annexe in a village location. The bungalow is on a good sized plot with open field views to the front & rear. Having accommodation comprising: porch, entrance hall, lounge, dining kitchen, utility, wet room, two double bedrooms and bathroom to ground floor. Further bedroom with store off to first floor. Outside the property has ample off-road parking to the front and low maintenance hard landscaped gardens to the rear. The annexe has an open plan lounge/kitchen, a bedroom and a shower room. The property benefits from gas central heating and double glazing.



DINING KITCHEN

25'1" x 15'10" (max) (7.65m x 4.83m (max))

Having two sealed unit double glazed uPVC windows to side elevation, further sealed unit double glazed uPVC window & part glazed door to side elevation, sealed unit double glazed uPVC french doors with side screens to rear elevation & garden, coved ceiling with inset ceiling spotlights, two radiators and tiled floor. Fitted with an extensive range of base & wall units with work surfaces & tiled splashbacks comprising: ceramic sink with drainer & mixer tap inset to work surface, cupboards, drawers, integrated dishwasher, integrated wine cooler and wicker drawers under, glazed display units, cupboard and integrated microwave over. Work surface return with inset range style cooker, cupboard & drawers under, cupboards & stainless steel cooker hood over.



UTILITY ROOM

8'4" x 6'9" (2.54m x 2.06m)

Having sealed unit double glazed uPVC window to rear elevation, radiator, tiled floor, space & plumbing for automatic washing machine & tumble dryer and cupboard housing gas fired boiler providing for both domestic hot water and heating.

WET ROOM

6'4" x 2'9" (1.93m x 0.84m)

Having sealed unit double glazed uPVC window to side elevation, heated towel rail, tiled walls & floor, extractor and rainfall shower head.



BEDROOM ONE

12'0" x 11'2" (3.66m x 3.40m)

Having sealed unit double glazed uPVC bay window to front elevation, radiator, built-in wardrobes to either side of double bed space with bedside cabinets & overhead cupboards and further fitted wardrobes with central drawers.

BEDROOM TWO

12'0" x 10'7" (3.66m x 3.23m)

Having sealed unit double glazed uPVC window to side elevation, coved ceiling, radiator and built-in cupboard.

BATHROOM

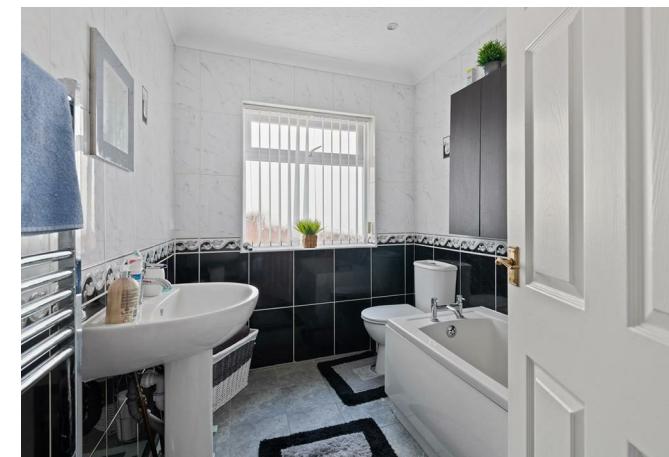
8'4" x 6'4" (2.54m x 1.93m)

Having sealed unit double glazed uPVC window to side elevation, coved ceiling with inset ceiling spotlights, chrome heated towel rail, tiled walls and tiled floor. fitted with a suite comprising: panelled bath, close coupled WC and pedestal hand basin.

FIRST FLOOR BEDROOM THREE

12'10" x 10'4" (max) (3.91m x 3.15m (max))

Having sealed unit double glazed uPVC dormer style window to front elevation, radiator, two built-in cupboards and store off.





EXTERIOR

To the front of the property there is a large pressed concrete area which provides ample off-road parking. The driveway extends down the side of the property to the:

REAR GARDEN

Being enclosed and low maintenance with a block paved patio area & footpaths, pressed concrete area, decked area, brick built water feature and garden shed.

DETACHED ANNEXE

Having a part glazed uPVC front entrance door leading to the:

OPEN PLAN LOUNGE/KITCHEN

12'3" x 11'9" (3.73m x 3.58m)

Having sealed unit double glazed uPVC windows to front & side elevations, laminate flooring, work surface with stainless steel sink & drainer, cupboards under, cupboards over and space for fridge.

BEDROOM

12'4" x 9'6" (3.76m x 2.90m)

Having sealed unit double glazed uPVC window to rear elevation, electric storage heater and laminate flooring.

SHOWER ROOM

12'4" x 2'4" (3.76m x 0.71m)

Having sealed unit double glazed uPVC window to side elevation, fully tiled shower enclosure with electric shower fitting, close coupled WC and hand basin with tiled splashback.



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THE PLOT

The property occupies a plot of approximately 0.18 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains gas, electricity and water connected. Drainage is to a septic tank. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell – telephone 01205 353100.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

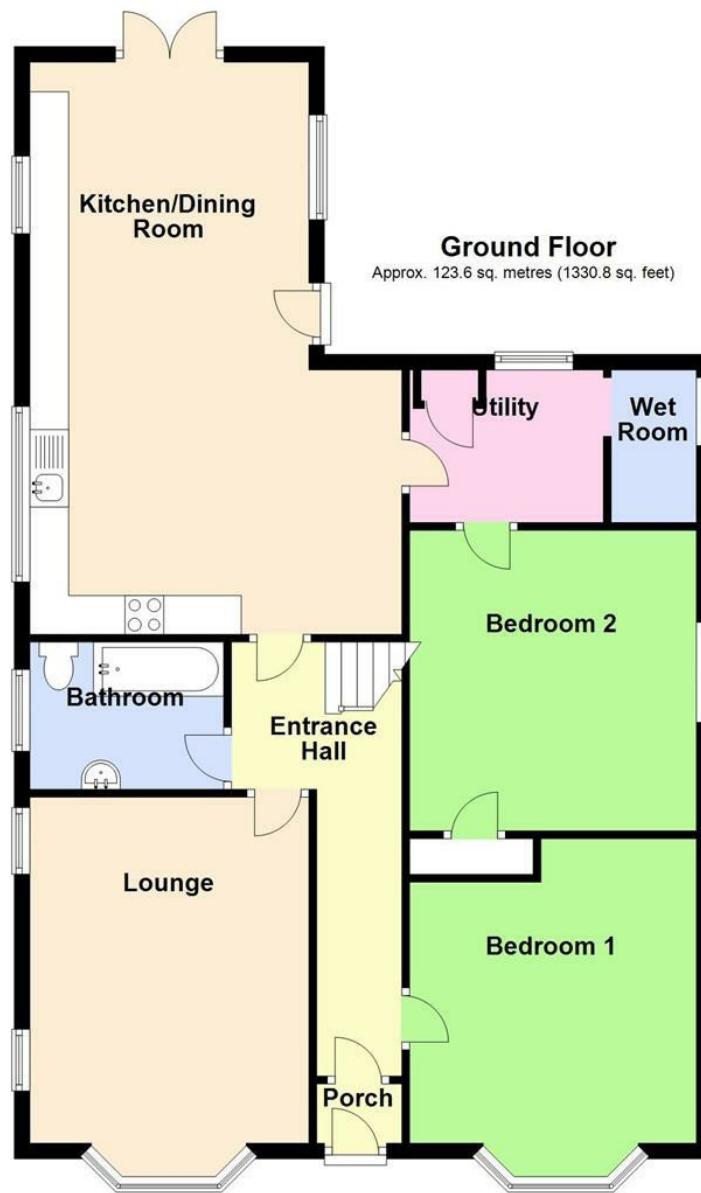
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

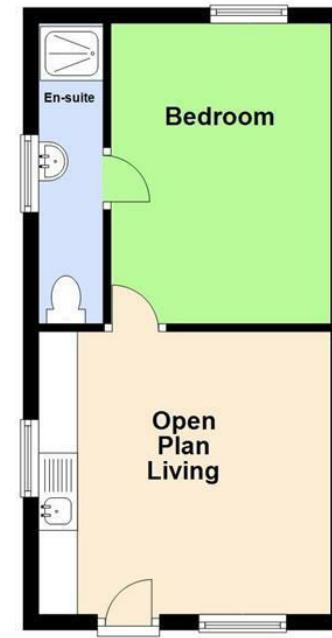
For more information please call in the office or telephone 01205 353100.



Map data ©2022



Annexe



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