



GUIDE PRICE £400,000 - £425,000

Southfield House, Church End, Frampton, Boston, Lincolnshire, PE20 1AX

NEWTONFALLOWELL



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WELCOME TO SOUTHFIELD HOUSE

Part glazed uPVC entrance door through to the:

ENTRANCE PORCH

Having sealed unit double glazed uPVC windows to front & side elevations and further door through to the:

DINING ROOM

16'6" x 12'5" (5.03m x 3.78m)

Having french doors to rear elevation & garden, inset ceiling spotlights, two radiators, ceramic tiled floor and built-in cupboard. Open through to the reception hall and doors to the kitchen and:

CLOAKROOM

Having window to side elevation, ceramic tiled floor, airing cupboard with radiator, close coupled WC and pedestal wash hand basin.

BREAKFAST KITCHEN

21'1" x 10'0" (6.43m x 3.05m)

Having sealed unit double glazed uPVC bow window to front elevation, coved ceiling with inset ceiling spotlights, two radiators and ceramic tiled floor. Fitted with a range of base & wall units with wood block work surface and tiled splashbacks comprising: ceramic sink with drainer & mixer tap inset to work surface, cupboards & drawers under, cupboards and plate racks over. Tiled recess with Rangemaster dual fuel multi-functional cooker, granite work surface to either side with cupboards & drawers under. Island unit with wood block work surface, cupboards & drawers under. Door to utility room and sliding doors through to the:

GUIDE PRICE £400,000 to £425,000. A substantial detached house in a delightful sought after village location. Standing on a plot of approximately 1.75 acres with open views to the side & rear. Having accommodation comprising: entrance porch, dining room, cloakroom, breakfast kitchen, utility room, conservatory, reception hall with study area off, lounge and sitting room to ground floor. Master bedroom with en-suite, four further bedrooms and shower room to first floor. Outside the property sits in established lawned gardens with a detached garage being suitable for conversion into a self contained annexe if required and subject to any necessary planning permission.



CONSERVATORY

12'3" x 11'4" (3.73m x 3.45m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having door leading to garden and ceramic tiled floor.



UTILITY ROOM

11'7" x 7'7" (3.53m x 2.31m)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling with inset ceiling spotlights, ceramic tiled floor, work surface with inset stainless steel sink & drainer, cupboard and appliance spaces under, cupboards over.

RECEPTION HALL

Having coved ceiling, radiator, dado rail, wall light points and staircase rising to first floor. Opening to study area with sealed unit double glazed uPVC windows to front, side & rear elevations and radiator.



LOUNGE

24'10" x 11'11" (7.57m x 3.63m)

Having two sealed unit double glazed uPVC bow windows to front elevation, further sealed unit double glazed uPVC window to side elevation, coved ceiling, two radiators, wall light points and feature fireplace with slate hearth, cast iron insert and slate surround.

SITTING ROOM

11'11" x 11'11" (3.63m x 3.63m)

Having sealed unit double glazed uPVC window to side elevation, coved ceiling, radiator and built-in cupboards with shelving over.

FIRST FLOOR LANDING

Having sealed unit double glazed uPVC window to side elevation, coved ceiling and dado rail.

MASTER BEDROOM

16'6" x 13'1" (5.03m x 3.99m)

Having two sealed unit double glazed uPVC windows to front elevation, coved ceiling, radiator, walk-in dressing room, wood flooring and spiral staircase to an attic room with sealed unit double glazed uPVC window to side elevation and continuation of wood flooring.

EN-SUITE BATHROOM

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling and heated towel rail. Fitted with a suite comprising: panelled bath with shower fitting over, close coupled WC, bidet and pedestal wash hand basin.





BEDROOM TWO

15'6" x 12'4" (4.72m x 3.76m)

Having sealed unit double glazed uPVC windows to front & side elevations, coved ceiling and radiator.

BEDROOM THREE

11'11" x 11'11" (3.63m x 3.63m)

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

BEDROOM FOUR

12'6" x 9'0" (3.81m x 2.74m)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling and radiator.

BEDROOM FIVE

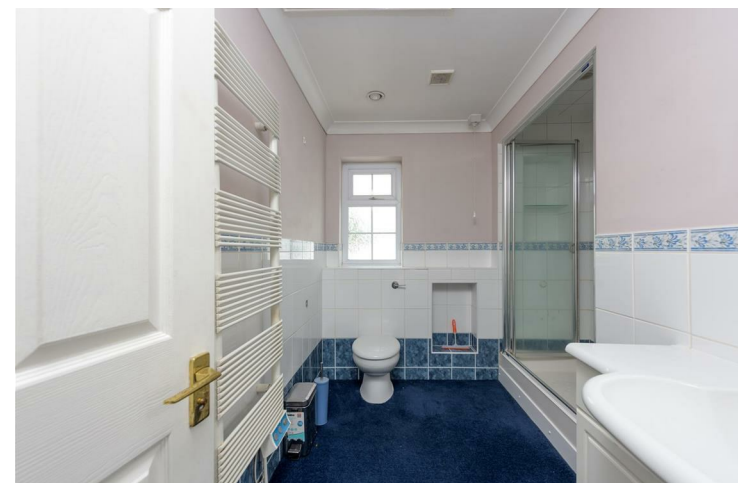
9'10" x 9'1" (3.00m x 2.77m)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling and radiator.

SHOWER ROOM

Having sealed unit double glazed uPVC window to side elevation, coved ceiling with inset ceiling spotlights, heated towel rail, part tiled walls and access to roof space. Fitted with a suite comprising: fully tiled large walk-in shower enclosure with electric shower fitting, WC with concealed cistern and wash hand basin inset to vanity unit with cupboard under.

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EXTERIOR

To the front of the property there is a lawned garden with borders of mature shrubs & trees which extend to the side & rear of the property. There is also a gravelled patio area, small orchard, oil storage tank and a boiler room attached to the house which houses the oil fired boiler providing for both domestic hot water and heating.

A pair of wrought iron gates gives access to a large concrete driveway which provides ample off-road parking and leads to the:

DETACHED GARAGE

Having up-and-over door, light, power and comprising:

OFFICE AREA

12'2" x 10'2" (3.71m x 3.10m)

UTILITY AREA

10'2" x 6'10" (3.10m x 2.08m)

PARKING AREA

20'11" x 19'4" (6.38m x 5.89m)

In the agents opinion the detached garage would make an ideal self contained annexe subject to any necessary planning permission.

GENERAL STORAGE AREA

31'6" x 16'10" (9.60m x 5.13m)





THE PLOT

The property occupies a generous sized plot of approximately 1.75 acres, 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

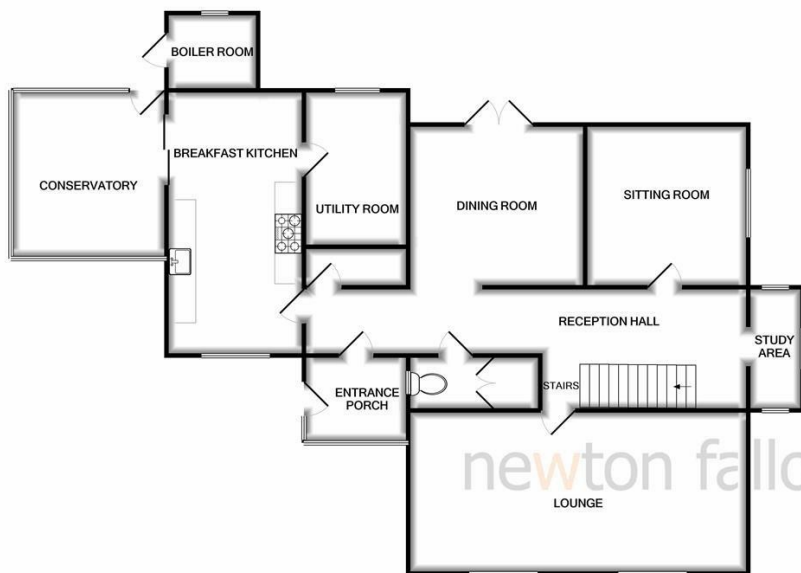
The property has mains electricity, water and drainage connected is connected via a septic tank system. Heating is via an oil fired boiler and the property is double glazed. The current council tax is band F.



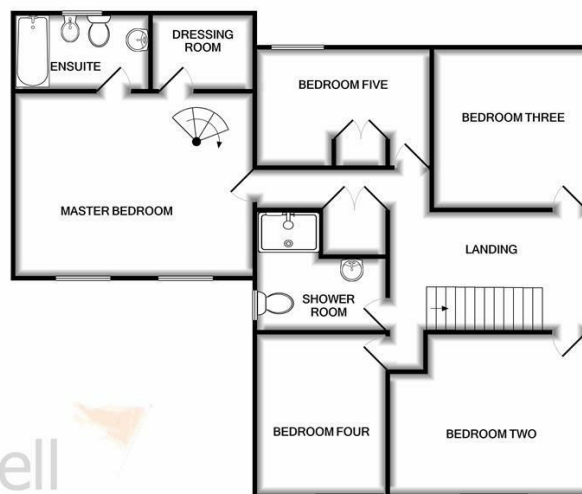
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	67
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	36	54
EU Directive 2002/91/EC		
England & Wales		

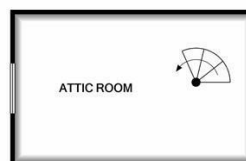
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GROUND FLOOR



FIRST FLOOR



ATTIC ROOM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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