



Pygott
& Crone

127 Middlegate Road
Frampton, Boston, Lincolnshire, PE20 1AR

£550,000

4 Bedroom Detached House

- Freehold
- Four Bedroom Detached House
- Ample Off Road Parking and Detached Double Garage with Office Above
- Just under a 1/3rd of an acre plot (sts)
- Beautifully Renovated Throughout
- Spacious Rooms and A Flexible Layout
- Solar Panels With Battery Storage and EV Charging Point
- Two Wood-Burning Stoves In Both Lounges
- Viewing Essential
- South Facing Garden With Stunning Field Views
- EPC Rating - C, Council Tax Band - E

[Click here to access the Energy Performance Certificate for 127 Middlegate Road, Frampton, Boston, Lincolnshire, PE20 1AR](#)



Overview

Set on an almost one-third of an acre plot in the highly sought-after village of Frampton, this impressive detached home enjoys a lovely position backing on to open field views, with a south-facing garden that takes full advantage of the open outlook and natural light. The property has undergone a substantial programme of renovation in recent years by the current owners and now offers a beautifully presented home that blends character features with modern living.

The accommodation is arranged over two floors and begins with a porch leading into a central entrance hall. To the front of the property is a study/bedroom four, providing excellent flexibility as a home office, guest room or ground-floor bedroom. The living space is generous and well laid out, with a central living/reception room that connects through to a separate dining room, and on to the main living room positioned to the rear of the property, enjoying views over the garden. Both main reception rooms feature wood-burning stoves, with the principal lounge further enhanced by an attractive feature fireplace.



The kitchen/dining room forms the heart of the home and is well suited to family life and entertaining, supported by a separate utility room. The ground floor also benefits from a downstairs WC and ground floor shower room, adding a practical and lifestyle-focused element to the layout.

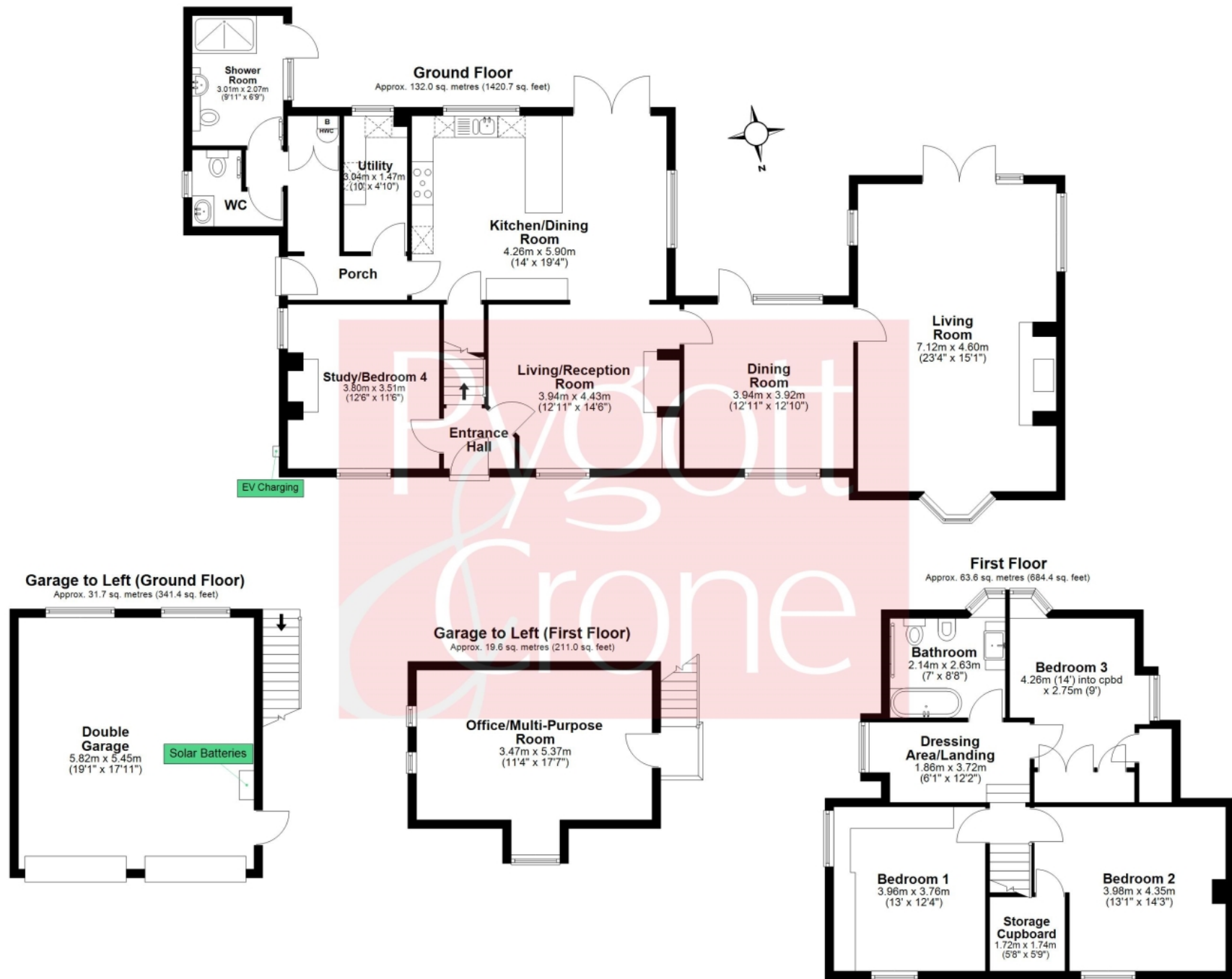
To the first floor, a landing/dressing area gives access to three well-proportioned bedrooms and a family bathroom.

Externally, the property offers ample off-road parking and a detached double garage fitted with electric doors. An external staircase leads to a separate room above the garage, currently used as a home office, providing useful additional space with a variety of potential uses.

The home is well equipped for modern living, with solar panels and battery storage, an EV charging point, and a generous garden backing on to open countryside. Combining space, flexibility and a desirable village setting, this is a high-quality home offering a great deal both inside and out.







Total area: approx. 246.9 sq. metres (2657.5 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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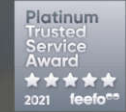
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