



Pygott
& Crone

4 Thorney Lane
Frampton, Boston, Lincolnshire, PE20 1BF

£650,000

5 Bedroom Detached House

- Freehold
- Executive five-bedroom detached house
- Built in 2019 and beautifully presented throughout
- Exclusive sought after location – one of only three properties on a private road
- Beautiful open plan kitchen/dining/living space
- Separate lounge, study and dining room
- Dressing area and four piece en-suite to main bedroom
- Ample driveway parking and detached double garage
- Wonderful, landscaped gardens
- Underfloor heating, oak internal doors, Karndean flooring and flexible living capability
- CCTV, house and fire alarms with remote access
- EPC Rating - B, Council Tax Band - F

[Click here to access the Energy Performance Certificate for 4 Thorney Lane, Frampton, Boston, Lincolnshire, PE20 1BF](#)



Overview

Offered to the market with No Onward Chain this exceptional five-bedroomed detached home occupies a secluded plot on a private road of only three properties. Built in 2019 by locally renowned builders, SPC Developments (Clarke Group Construction), this fantastic property was built to a high standard and has still been thoughtfully upgraded to offer stunning, stylish and comfortable living. It comes complete with high ceilings, detailed coving, deep skirting boards, oak doors, Karndean flooring and two en-suites.

The welcoming entrance hall, with galleried landing, offers access to the main living areas. This includes an impressive lounge with a feature fireplace housing a wood-burning stove – perfect for cozying up on the cold winter nights, and supplementary to the underfloor heating found throughout the ground floor. The lounge offers wonderful views out onto the rear garden with direct access via a sliding patio door. Downstairs there is also a snug/study, complete with a lift to the first floor which is big enough to accommodate a wheelchair or three persons. This is a wonderful addition to future-proof a long and happy residence for the new owners, or to provide the opportunity for multi-generational living.



In addition there is a boot room, utility and adjacent, a “heart of the home” open plan kitchen/dining/living space. With two sets of patio doors, this is ideal for guests to naturally flow out into the garden when entertaining. The kitchen comes complete with central island and a set of Neff integrated appliances that include two eye level fan ovens, a microwave, plate warming drawer, 70cm induction hob, dishwasher and a full height separate fridge and freezer.

Completing the ground floor is a W/C and to the front of the property, there is a separate dining room. This is currently used as a hobby room and has been fitted with air conditioning, making it ideal as a multi-use room for things such as a gym, yoga space or home cinema.

As you step up the oak staircase to the first floor, you find five bedrooms and a family bathroom. Bedroom one boasts a dressing room with bespoke fitted wardrobes and shelving, along with a feature arched doorway and a Juliet balcony. It is served by a four-piece en-suite bathroom with Velux window, allowing for natural light. Bedroom two also benefits from having an en-suite shower room. Bedroom three is currently used as a home office and accommodates the lift on the first floor. Bedroom four is used as a dressing room with a wall of stylish fitted wardrobes. Bedroom five is adjacent to the four-piece family bathroom.



The property also benefits from a wealth of modern features. These include: CCTV, intruder alarm and fire detection systems all with remote access; zoned underfloor heating to the ground floor - with digital, programmable thermostats; a water softener and CAT5 cabling in all rooms.

Externally the property has a block paved driveway which provides ample off-road parking and leads to the detached double garage with power, lighting and electric up and over doors. Security lighting is located around the property and dusk-till-dawn bollard lights illuminate the driveway to guide you home at night. There is access round both sides of the property via secure personal gates which lead to the landscaped rear garden.

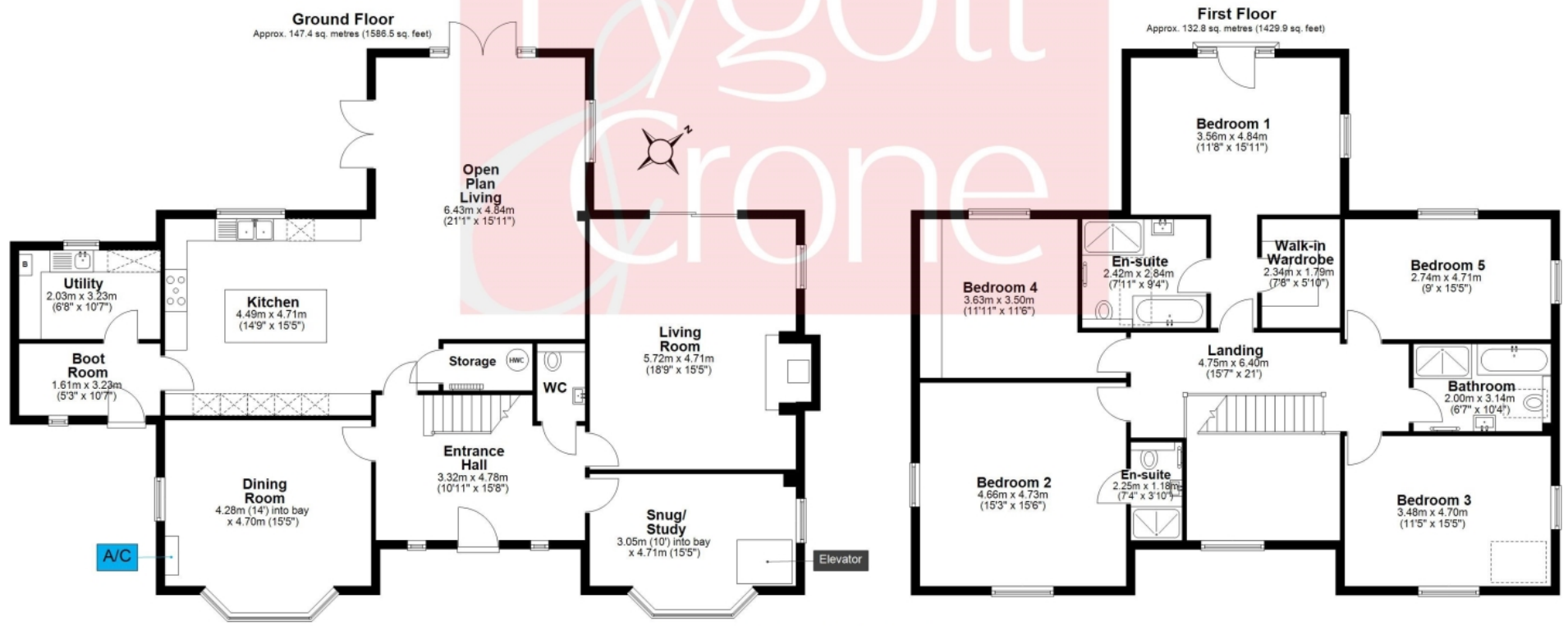
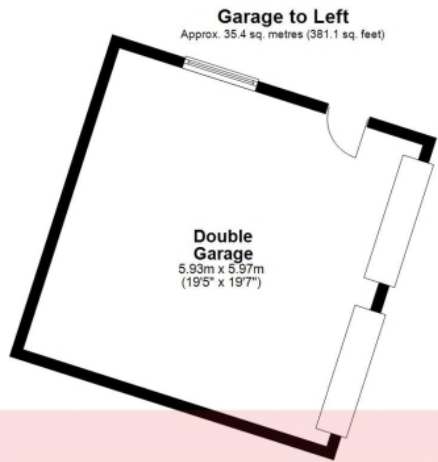
To the front, a large, zoned garden can be found with lawns, wildflower beds, fruit trees and evergreen hedging providing privacy. To the rear is a beautifully landscaped garden which has been incredibly well thought out, offering large lawns, a patio area, raised beds, a range of plants, shrubs and trees, a herb garden, log store and much more. It is evident that the owners have designed the planting of the gardens to provide food for wildlife, pollinators and insects, which complements their rural surroundings.





At over 3000sq.ft and with a multitude of rooms, this home offers versatility to suit a range of needs. A viewing is highly recommended and via appointment only. For more information please contact the selling agent Pygott and Crone.





Total area: approx. 315.6 sq. metres (3397.5 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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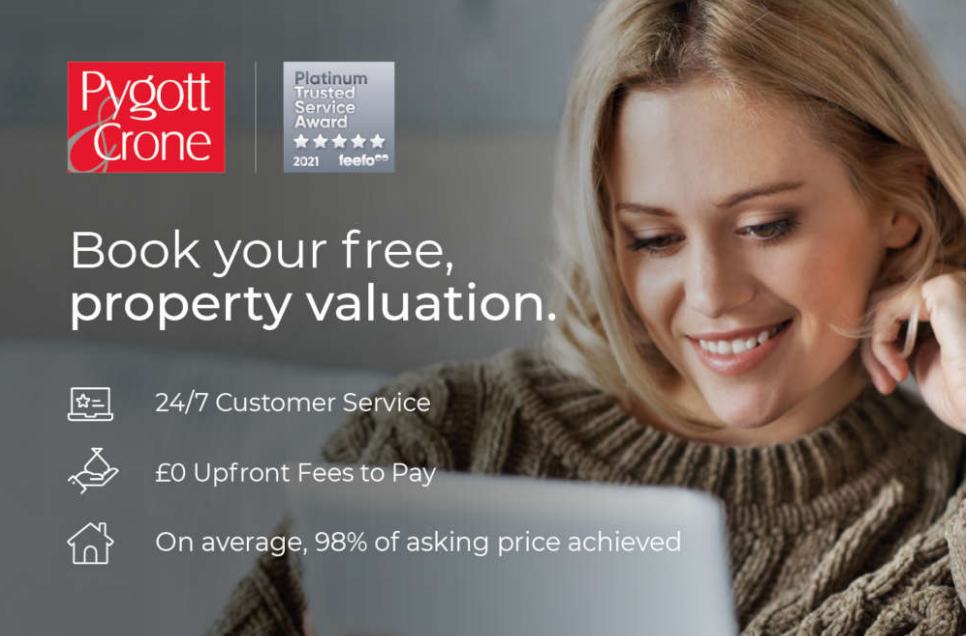













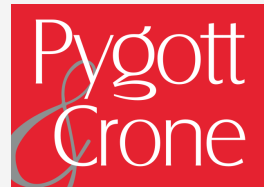


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