



49 Middlegate Road
Frampton, Boston, Lincolnshire, PE20 1BZ

£260,000

2 Bedroom Bungalow

- Freehold
- No Onward Chain
- Two Bedrooms and A Separate Dining Room Which Could Be Used As Bedroom 3
- Garage, Driveway and Front and Rear Gardens
- Flexible Accommodation
- Sought After Location
- Viewing Advised
- Solar Panels Which Are Owned
- EPC Rating - C, Council Tax Band - C

Click here to access the Energy Performance Certificate for 49 Middlegate Road, Frampton, Boston, Lincolnshire, PE20 1BZ



Overview

Situated in a fantastic location within the popular village of Frampton, this appealing property offers spacious and flexible accommodation, together with excellent parking facilities, a garage and an enclosed rear garden. The property benefits from gas central heating and solar panels which are owned outright and were installed in 2025. A particular feature is the versatile layout, with the separate dining room having previously been used as a further bedroom, allowing the accommodation to be adapted to suit a variety of requirements.



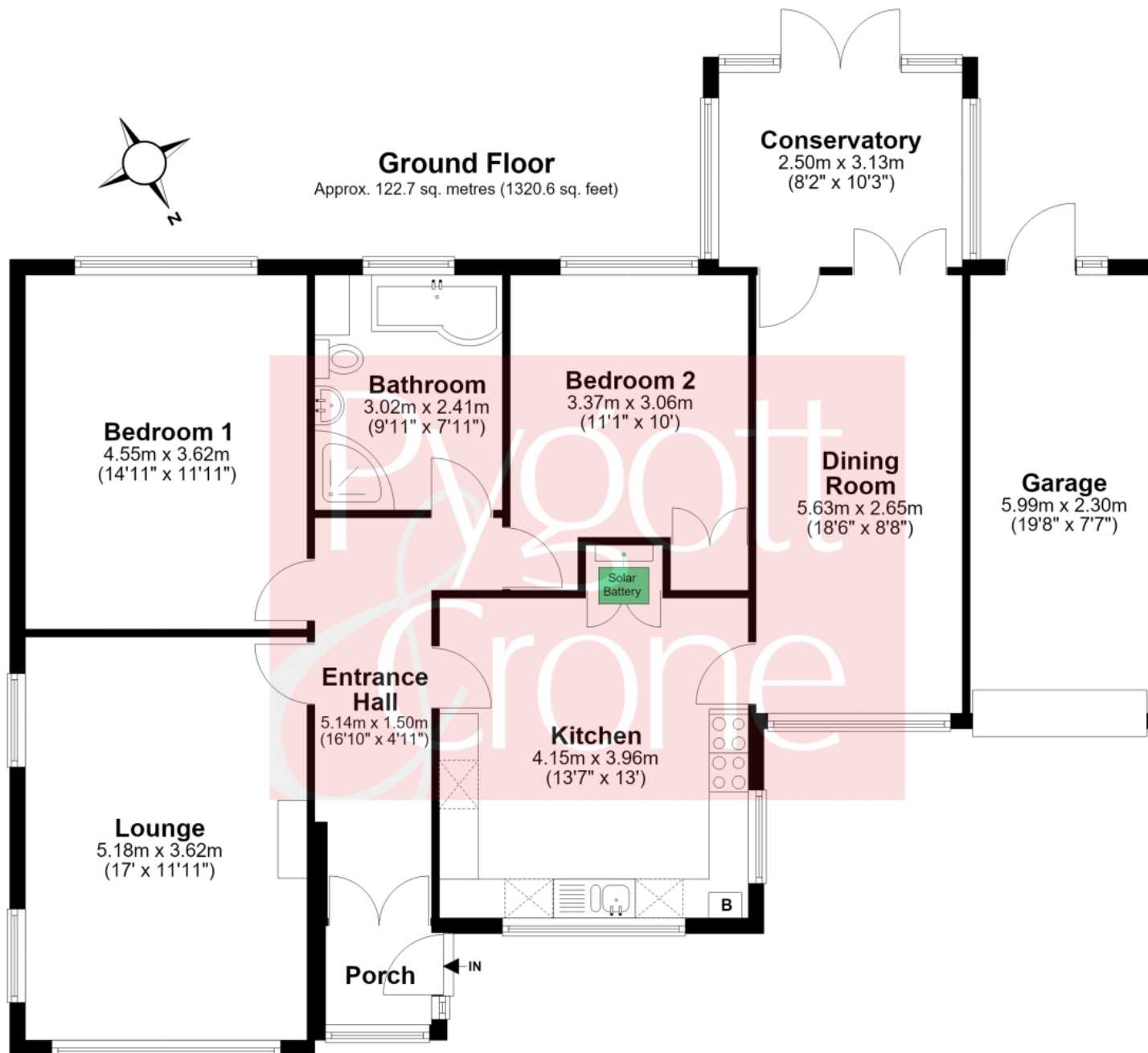
The accommodation begins with an entrance porch leading into the entrance hall, which provides access to the principal rooms. The lounge is a generous reception room, whilst the kitchen offers a practical space for everyday cooking and dining. There is a separate dining room which, as mentioned, offers the flexibility to be used as an additional bedroom if required. A conservatory extends the living space further and provides an additional area to enjoy views of the garden. The property also offers two bedrooms and a bathroom, completing the ground floor accommodation.

Outside, the property benefits from front and rear gardens, ample off-road parking to the front for multiple vehicles and a garage providing useful storage or workshop potential. The enclosed rear garden offers a private outdoor space, with external power points adding further practicality.

Offering flexible accommodation, useful outside space and a superb village setting, this property is well suited to buyers seeking a home that can adapt to their changing needs.







Total area: approx. 122.7 sq. metres (1320.6 sq. feet)

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



Location



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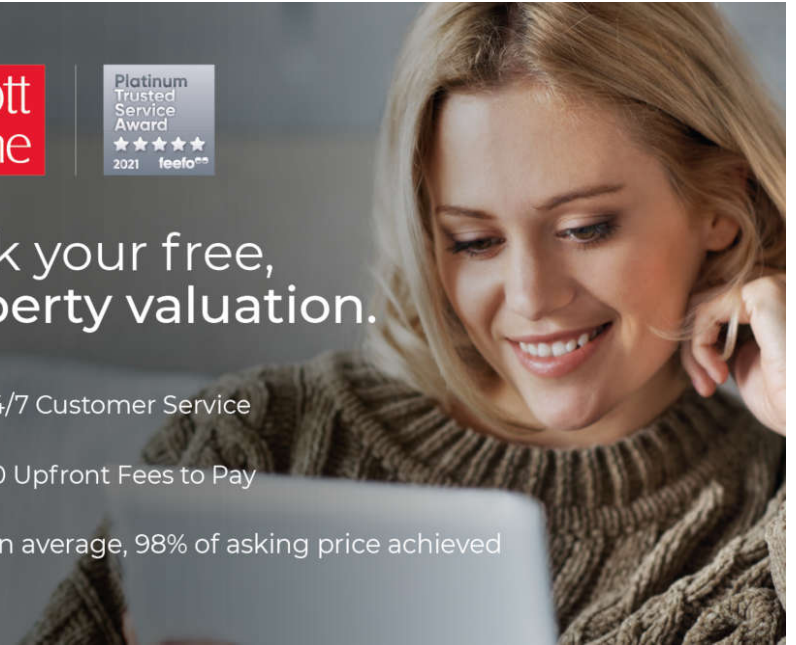







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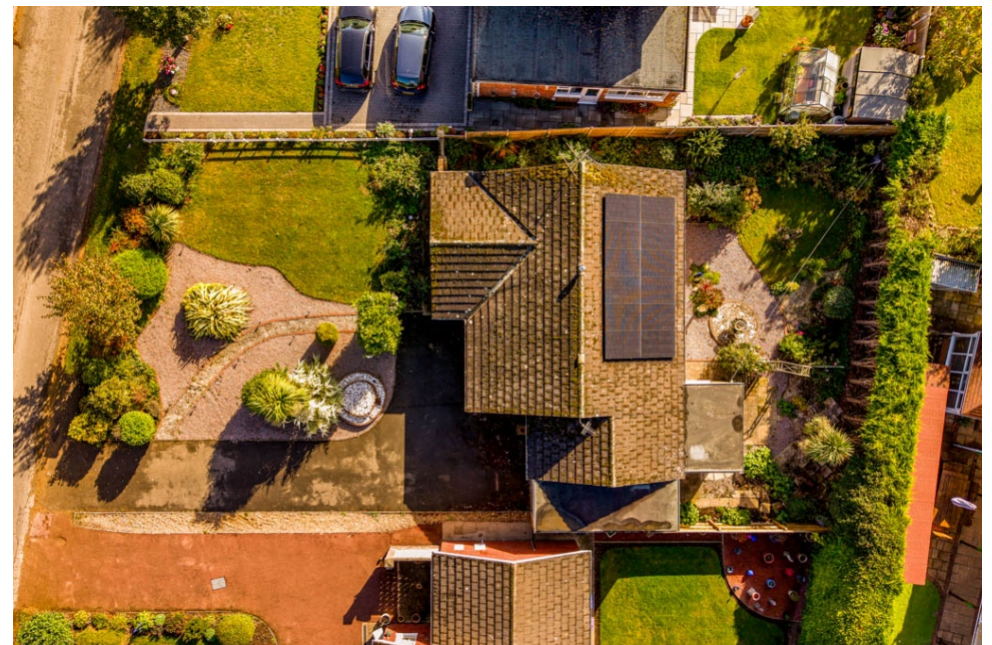
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