



The Burrows Hall Lane, Frampton, PE20 1AB

£600,000

- Swimming pool with pool house
- Detached double garage
- Stunning kitchen breakfast room
- Three reception rooms
- Beautiful character features
- 5 bedrooms
- Amazing location within a few minutes of Frampton Marsh
- Ample off road parking on driveway
- Tastefully decorated throughout
- A MUST VIEW !!!!

An amazing home with an even more impressive outdoor space.

Welcome to The Burrows. Located in the peaceful and picturesque village of Frampton, this stunning home is ideal for a growing family. With spacious bedrooms, three reception rooms, and a stunning kitchen, there's plenty of room to live and grow.

Step outside and you'll find even more to love. The beautifully maintained garden is complemented by a heated swimming pool, a stylish undercover bar and BBQ area, and a handy pool house room adjoining the double garage.

This property is beautifully presented inside and boasts serious wow factor outside. All located in one of the area's most desirable and tranquil settings.

Don't miss this rare opportunity – call us today to arrange a viewing.

Entrance Hall 13'7" x 11'11" (4.15m x 3.64m)



UPVC door to front. Herringbone parquet flooring. Stairs to first floor. Under stairs storage cupboard.

Living Room 14'11" x 11'10" (4.56m x 3.63m)



UPVC bay window to front and window to side. Two radiators.

Lounge/Dining Room 15'0" x 24'3" (4.59m x 7.41m)



UPVC bay window to rear. UPVC window to side and French doors opening onto the patio. Wood parquet flooring. Two radiators. Wood burner and surround installed in December 2024. Decorative ceiling roses.

Study/Playroom 11'10" x 11'11" (3.63m x 3.64m)



Double doors leading into conservatory. Wooden parquet flooring. Radiator.

Conservatory 20'0" x 11'11" (6.10m x 3.64m)



Of brick and UPVC construction with UPVC double glazed windows. Laminate flooring. French doors opening into the rear garden.

Kitchen/Breakfast Room 15'3" x 16'7" (4.65m x 5.06m)



UPVC windows to the front and side. LED spotlights to the ceiling. Tiled floor. Matching range of base and eye level units with quartz work surfaces. Central island unit with breakfast bar. Inset Belfast style sink with a mixer tap over. Integrated dishwasher and wine-cooler. Dual fuel Range cooker with extractor fan over. Space for an American style fridge freezer. Pantry cupboard with shelving and a window through to an illuminated 'wine cellar'.

Utility Room 6'8" x 11'1" (2.04m x 3.40m)



UPVC door and window to rear. Spot lighting. Base level cupboard units with inset sink and drainer with mixer tap. Space and plumbing for washing machine and door through to the 'Wine cellar'. Tiled flooring.

Cloakroom 6'8" x 4'5" (2.04m x 1.35m)

Partially tiled walls. Toilet. Wash hand basin set in vanity unit. Cupboard housing the Worcester boiler (fitted in 2022).

Wine Cellar 3'3" x 4'4" (1.00m x 1.33m)**First Floor Landing 12'7" x 11'11" (3.85m x 3.64m)**

Loft access. Airing cupboard housing hot water cylinder.

Bedroom 1 14'2" x 14'7" (4.34m x 4.46m)

UPVC window to front. Two radiators. Spot lights. Fitted wardrobes with hanging rails and shelving. Loft access.

En-suite 11'1" x 9'1" (3.40m x 2.78m)

UPVC window to the rear. Tiled floor with underfloor heating. Tiled walls with a feature herringbone wall. Four piece suite comprising a free standing bath with floor mounted mixer tap and shower hose. Toilet with concealed cistern. Twin basins with vanity mirror over. Fully tiled double shower enclosure with twin rain shower fittings and hand held shower attachment.

Bedroom 2 14'11" x 11'10" (4.55m x 3.61m)



UPVC windows to front and side. Radiator.

Bedroom 3 14'11" x 12'1" (4.55m x 3.69m)



UPVC windows to front and side. Radiator. Vanity sink unit with tiled splashback.

Bedroom 4 11'10" x 11'11" (3.63m x 3.65m)



UPVC window to rear. Built-in wardrobe. Radiator.

Bedroom 5 9'8" x 11'11" (2.96m x 3.64m)



UPVC window to front. Radiator.

Bathroom 6'8" x 9'3" (2.04m x 2.84m)



UPVC window to the rear. Fully tiled walls. Tiled flooring with underfloor heating. Panelled bath with mixer shower over and shower screen. Toilet with concealed cistern. Twin wash basins with mixer taps and illuminated de misting mirror over.

Outside



To the front of the property is a generous driveway providing ample parking space for several vehicles. A second driveway just before the property provides access to the the 12m x 6m heated swimming pool has been professionally re-furnished with a new sand-filter. It has both a deep and shallow end with the deep end being approx. 2.5m deep and suitable for diving board. It can be heated if preferred economically by an air source heat pump located in the pump house (which has a tree-house above). The pool is surrounded by paving and has a rustic timber bar area which has been fantastic when entertaining with pool parties. The pool has under-water lighting and looks wonderful at night-time.

The generous garden is private and secluded. The established gardens are mainly laid to lawn with a series of paths linking sunny patio areas for sitting and eating with more shaded spots. Mature apple trees produce a good crop of both eating and cooking apples and the pergola trailing with a mature grape vine produced over 30 bottles of wine for the previous owners. It is a most attractive garden with several beds planted with a host of flowering cottage style plants, shrubs and bushes.

Garage 18'3" x 17'11" (5.58m x 5.48m)

Electric vehicular door. Power and light connected. Door opening through to gym 5.50m x 2.78m with two UPVC windows to rear and French doors leading to the pool area.

Property Postcode

For location purposes the postcode of this property is: PE20 1AB

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: F

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic tank

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Variable over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Garage
 Building safety issues: No
 Restrictions: No
 Public right of way: No
 Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
 Coastal erosion risk: No
 Planning permission: Please refer to the local Council Planning Portal for any planning applications.
 Accessibility and adaptations: No
 Coalfield or mining area: No
 Energy Performance rating: D65

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or

warranty in respect of the property. These details are subject to change.

Location

Nestled in the heart of the Lincolnshire countryside, Frampton is a charming and sought-after village that offers the perfect balance of rural tranquility and convenient access to nearby towns and amenities.

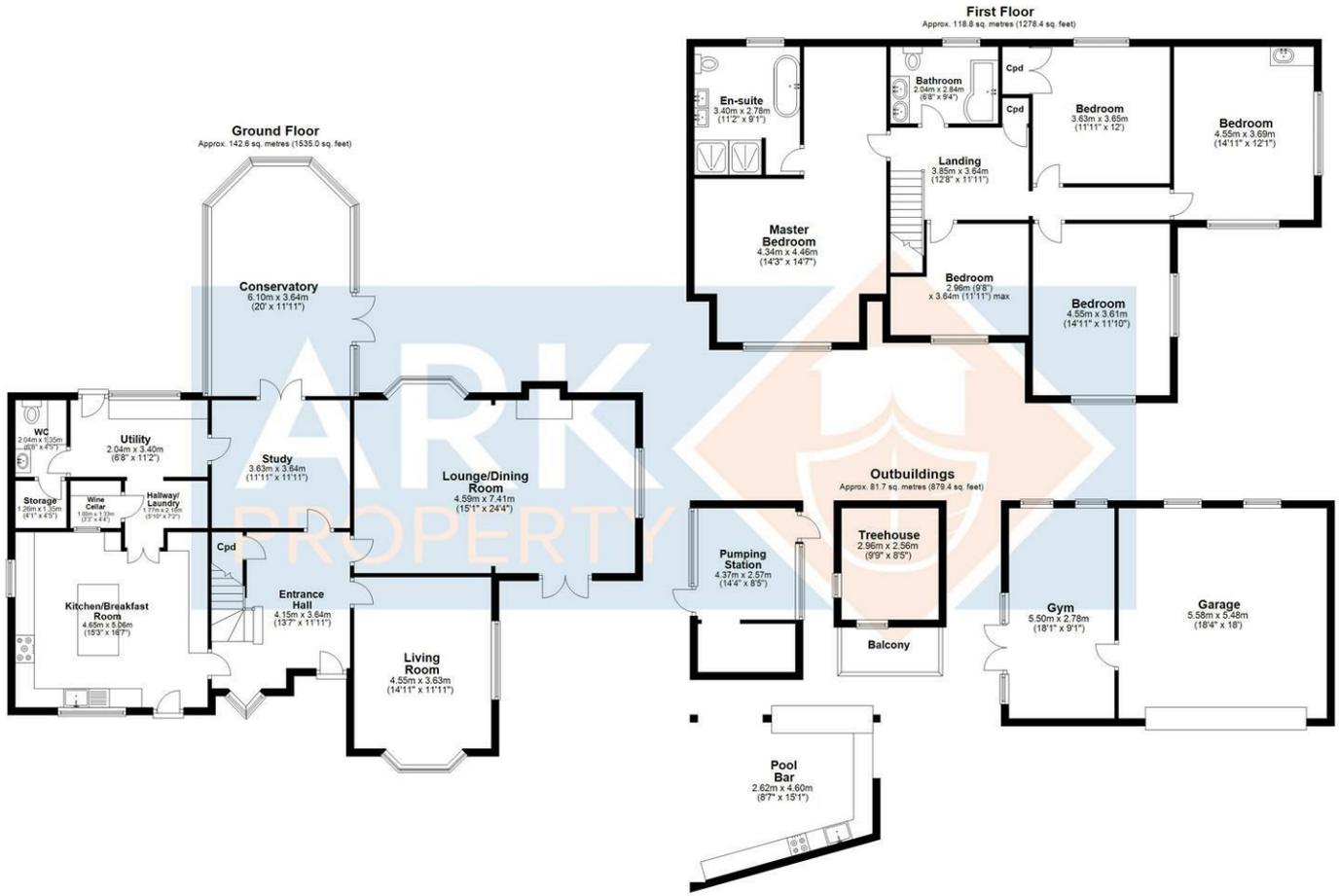
This picturesque village is known for its beautiful open landscapes, welcoming community, and historic charm. Tree-lined lanes, period homes, and scenic walks give Frampton a timeless appeal, making it a favourite for families and those looking to escape the hustle and bustle of urban life.

Frampton is home to the renowned Frampton Marsh Nature Reserve, a haven for wildlife and a popular destination for walkers, birdwatchers, and nature lovers. For day-to-day needs, the nearby market town of Boston is just a short drive away, offering a full range of shops, schools, healthcare, and leisure facilities.

With excellent transport links, including easy access to the A16 and rail connections from Boston, Frampton is both peaceful and well-connected—ideal for commuters, families, and retirees alike.

Whether you're enjoying a quiet country walk, relaxing in a local pub, or simply soaking in the serene atmosphere, life in Frampton offers a quality of living that's hard to match.

Floor Plan



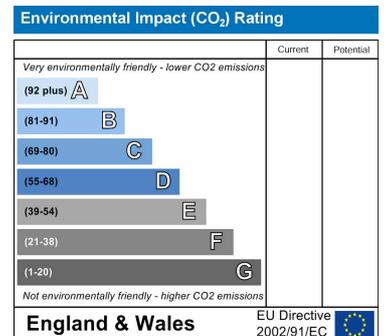
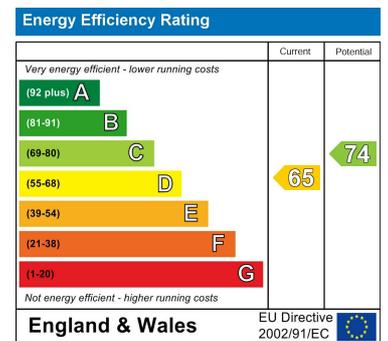
Total area: approx. 343.1 sq. metres (3692.8 sq. feet)

Floor plan created by Matta Black Media
Plan produced using PlanIt.

Area Map



Energy Efficiency Graph



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