



40 HARROW DRIVE

FRAMPTON, PE20 1BS

£325,000
FREEHOLD

This nearly-new Aspen home is beautifully presented throughout and set on a popular residential estate. Offering four bedrooms, two bathrooms, and a spacious layout ideal for modern family living, it features a bay-fronted lounge, private study, and an impressive open-plan kitchen/dining area with French doors leading to a generous rear garden. With a utility room, downstairs WC, single garage, and two parking spaces, this home combines style, comfort, and practicality both inside and out.

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- Nearly-new four-bedroom detached home
- Located on a popular residential estate
- Spacious entrance hallway with downstairs WC
- Bay-fronted lounge and separate study
- Modern open-plan kitchen/diner with French doors
- Utility room with external access
- Principal bedroom with en-suite and fitted wardrobes
- Contemporary family bathroom and three further bedrooms
- Generous rear garden with patio area
- Single garage and two off-road parking spaces



About this home

Entrance Hallway – 4.37m x 1.91m (14'4" x 6'3")

Step into a bright and welcoming hallway offering a stylish first impression with ample space for storage and access to all ground floor rooms. Finished to a high standard, the hallway sets the tone for this well-designed family home.

Study/Office – 2.51m x 2.62m (8'3" x 8'7")

Located at the front of the home, this private study features a beautiful bay window that floods the room with natural light — perfect for remote working, a reading nook, or a quiet homework space.

Living Room – 4.47m x 3.00m (14'8" x 9'10")

A generous and comfortable lounge with a stylish bay window, ideal for relaxing with the family. This separate living space offers peace and privacy from the main hub of the home.

Kitchen/Dining Room – 3.15m x 7.82m (10'4" x 25'8")

The heart of the home — a stunning open-plan kitchen and dining area stretching across the rear of the property. With ample space for entertaining, this modern room features sleek units, integrated appliances, and French doors opening onto the rear garden.

Utility Room – 1.75m x 1.98m (5'9" x 6'6")

A practical and well-placed utility room with external access, keeping laundry and household tasks separate from the

kitchen and living areas.

Downstairs WC – 1.75m x 1.57m (5'9" x 5'2")

Conveniently located off the hallway, the cloakroom includes a modern suite, perfect for guests and family alike.

Landing – 2.64m x 3.13m (8'8" x 10'3")

A spacious landing with access to the loft and all four bedrooms, along with a built-in storage cupboard ideal for linens and essentials.

Bedroom One – 3.66m x 5.10m (12'0" x 16'9")

A beautifully appointed principal bedroom featuring fitted wardrobes, a large storage area, and a private en-suite shower room. This spacious retreat offers both comfort and luxury.

En-suite Shower Room – 1.96m x 2.64m (6'5" x 8'8")

Modern and well-finished, the en-suite includes a double shower, vanity unit, and stylish tiling throughout.

Bedroom Two – 3.84m x 2.69m (12'7" x 8'10")

A bright and airy double bedroom overlooking the rear garden — ideal for guests or growing children.

Bedroom Three – 2.79m x 2.24m (9'2" x 7'4")

A comfortable single bedroom, perfect for a nursery, home office, or child's room.

Bedroom Four – 2.79m x 2.69m (9'2" x 8'10")

Another well-sized single bedroom with versatile use as a guest room, dressing room or playroom.

Family Bathroom – 2.74m x 1.96m (9'0" x 6'5")

A stylish and contemporary family bathroom with a full-sized bath, wash basin, and WC, finished with high-quality fixtures and fittings.

Outside Space

The exterior of the property is equally impressive, with attractive kerb appeal and a well-maintained front garden. To the rear, you'll find a generous-sized garden that's perfect for families or entertaining. A patio area provides the ideal space for outdoor dining or relaxing in the warmer months, with plenty of lawned space for children or pets to enjoy.

Garage & Parking

The property also benefits from a single garage and two off-road parking spaces, offering secure storage and convenience for families with multiple vehicles.

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ADDITIONAL INFORMATION

Local Authority – Boston Borough

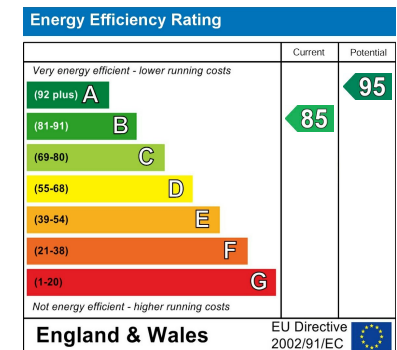
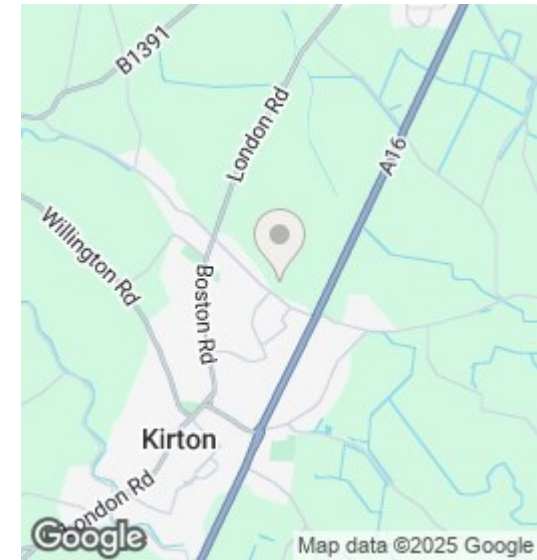
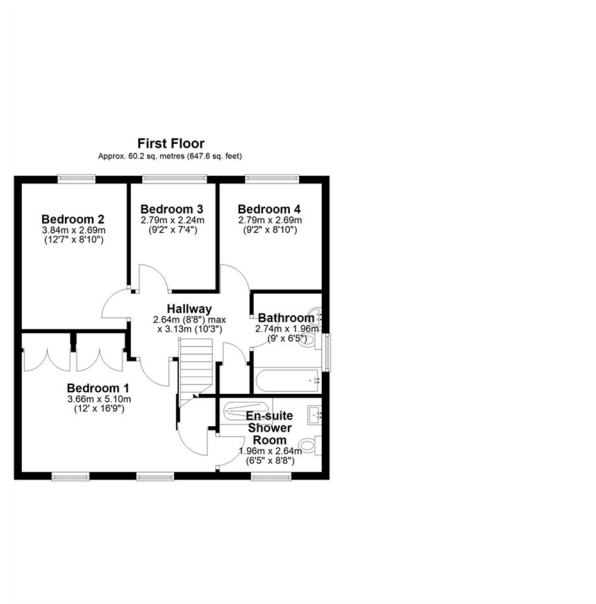
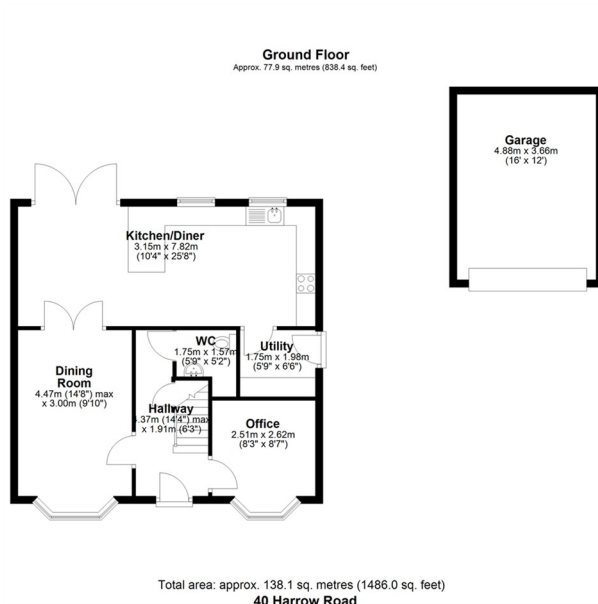
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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