

NEWTON FALLOWELL

Fieldview Burgh Road, Friskney - PE22 8NU

£185,000

Fieldview Burgh Road

Friskney, Boston

NO CHAIN. An extremely well presented 3 bedroom semi-detached house situated in the lovely rural village of Friskney just a short drive to the popular towns of Boston and Skegness. The accommodation comprises entrance lobby, lounge opening into a dining room with a modern fitted kitchen leading off, conservatory and utility room. To the first floor are 2 bedrooms, one with an en-suite WC and modern family bathroom, with a further bedroom to the second floor. To the front of the property is a gravel chipped driveway with carport providing parking for several vehicles. The enclosed lawned rear garden has the benefit of a timber workshop, garden shed and greenhouse. Beyond the rear garden lies open farmland. Viewing is essential. EPC Rating E.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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ACCOMMODATION

LOBBY
With pvc window to the front elevation.

LIVING ROOM
11' 2" x 14' 7" (3.40m x 4.44m)
With multi-fuel stove with brick surround, pvc window to the front elevation, open to:-

DINING ROOM
9' 3" x 10' 11" (2.83m x 3.34m)
With pvc window to the side elevation, french doors to the Conservatory.

KITCHEN
8' 3" x 10' 11" (2.52m x 3.32m)
With wall and base units with worksurfaces and splashbacks, stainless steel sink unit with mixer tap, integrated dishwasher, built in oven and induction hob with extractor fan above, space for fridge freezer, large heated towel rail, pvc window to the Conservatory.

CONSERVATORY
18' 6" x 9' 0" (5.65m x 2.74m)
Of pvc construction, electric storage heater, pvc sliding patio doors to the Garden.

UTILITY ROOM
7' 3" x 4' 10" (2.22m x 1.47m)
With WC, wash basin, plumbing for washing machine, heated towel rail, pvc window to the side elevation.

LANDING
With built in cupboard, pvc window to the side elevation.

BEDROOM 2
8' 7" x 10' 6" (2.61m x 3.21m)
With pvc window to the rear elevation with field views, electric storage heater, under stairs cupboard.

BEDROOM 1
10' 11" x 13' 1" (3.32m x 4.00m)
With pvc window to the front elevation, built in wardrobes, electric storage heater.

EN-SUITE WC
With WC and sink unit.

BATHROOM
7' 7" x 6' 11" (2.31m x 2.12m)
With Bath with electric Triton Shower over and screen, tiled walls, WC, pedestal wash basin, built in cupboard, pvc window to the rear elevation.

BEDROOM 3
10' 11" x 16' 3" (3.32m x 4.95m)
With Velux skylight window, 2 pvc windows to the rear elevation with field views, panel electric heater, eaves storage.

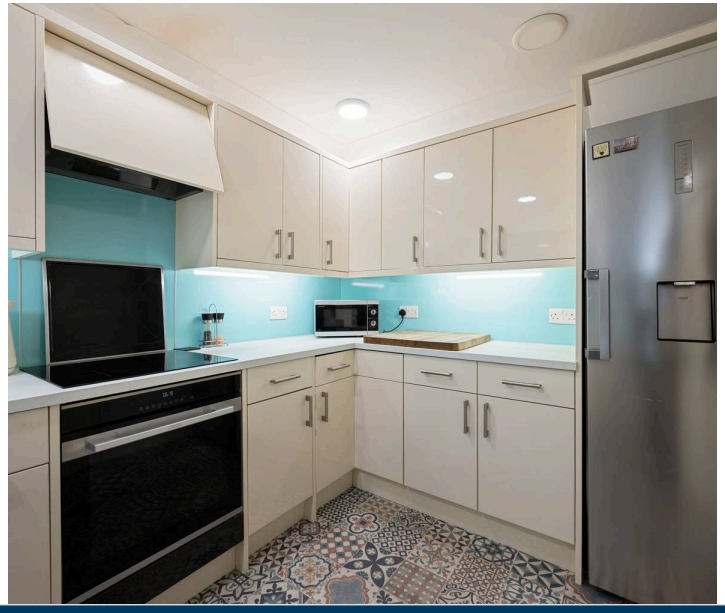
OUTSIDE
The front garden has a gravel chipped driveway and Carport providing parking for several vehicles. A gate leads to the rear garden which is fenced all around with a TIMBER WORKSHOP, Shed, Greenhouse, patio area for seating, planters, lawned area with field views beyond.

TENURE
Freehold.

SERVICES
The property has mains electricity, water and drainage connected. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING
By prior appointment with Newton Fallowell office in Skegness.





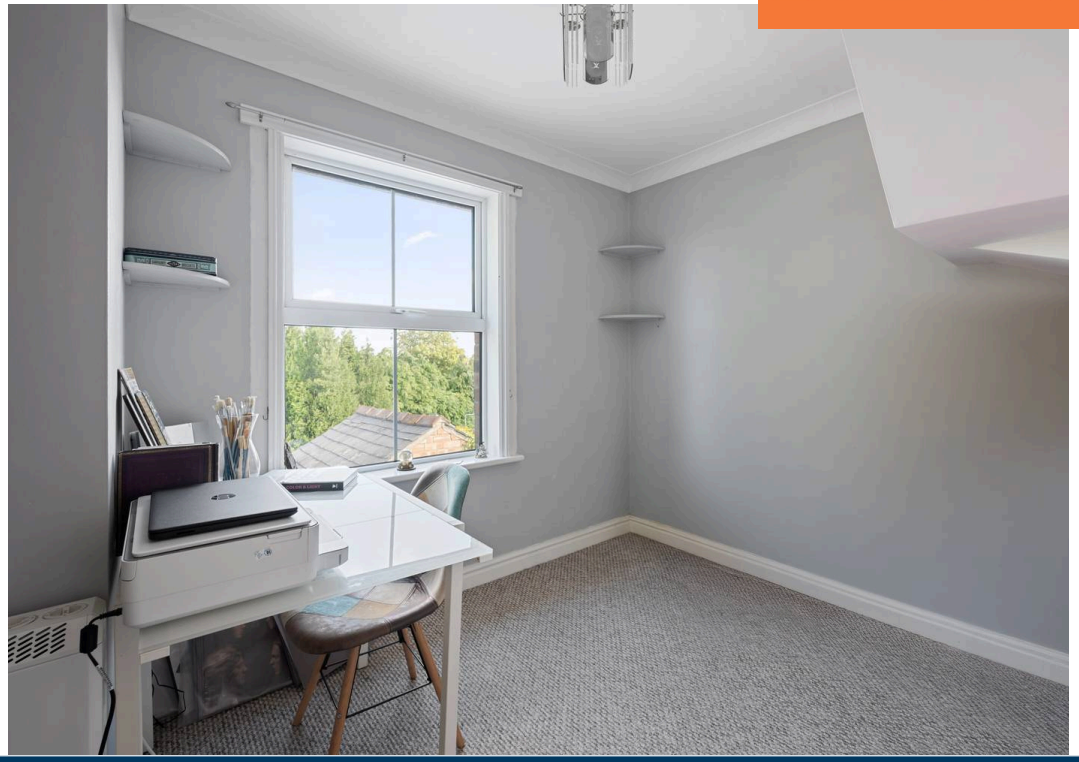


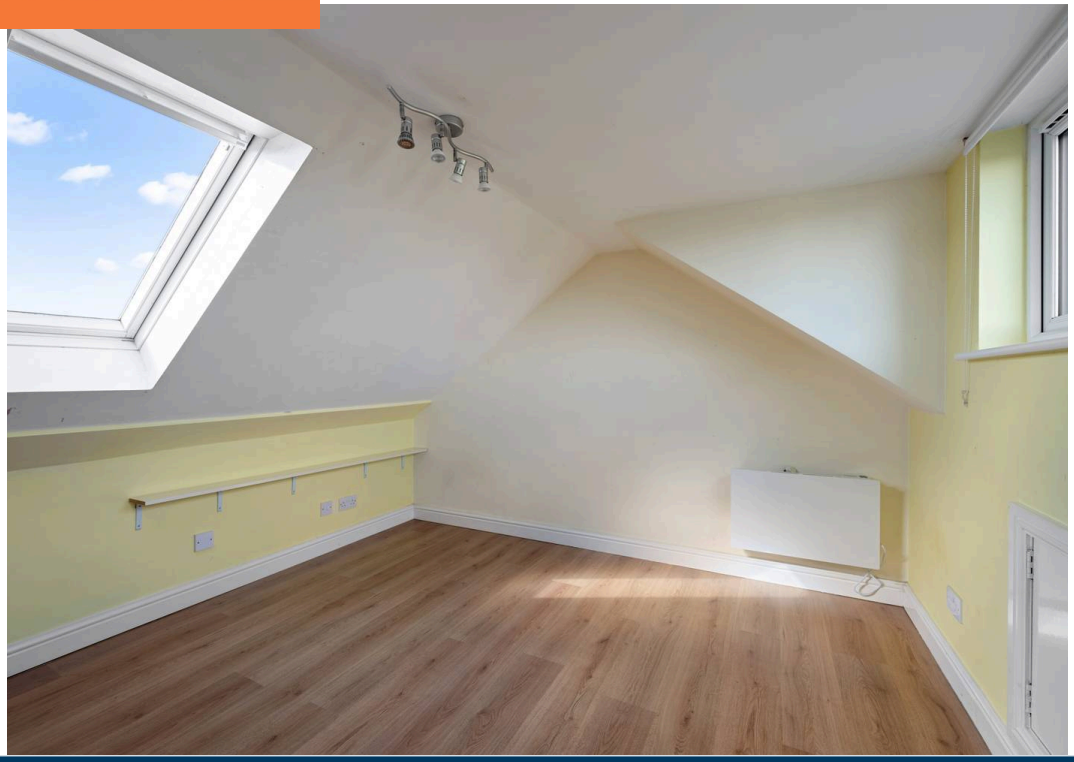

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COUNCIL TAX

Charging Authority – East Lindsey District Council
Band A - 2026/27 - £1,481.96

ANTI-MONEY LAUNDERING REGULATIONS

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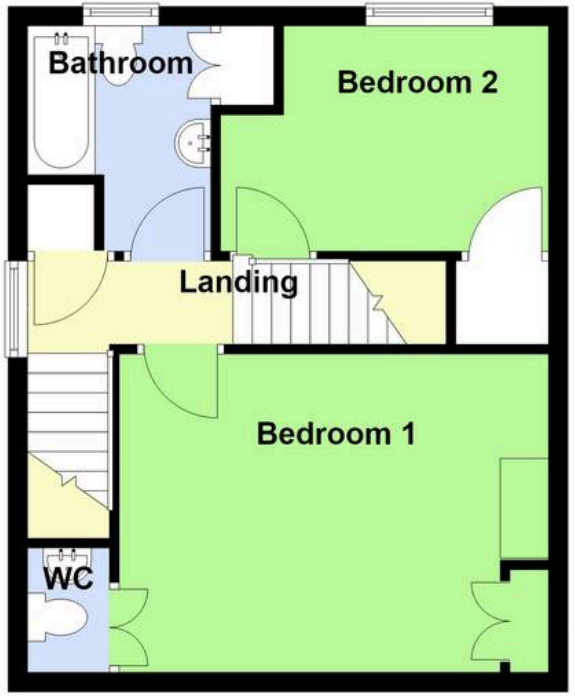
AGENTS NOTES

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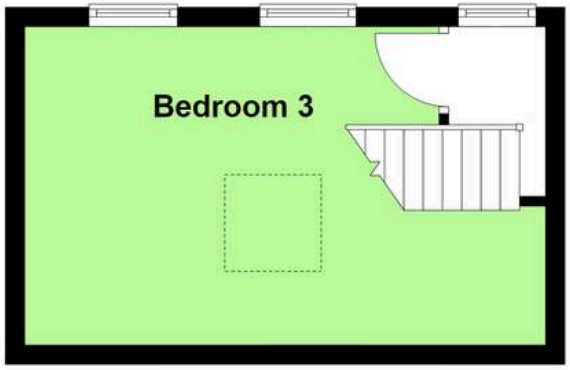
Ground Floor
Approx. 57.3 sq. metres (617.2 sq. feet)



First Floor
Approx. 35.6 sq. metres (383.7 sq. feet)



Second Floor
Approx. 17.8 sq. metres (191.8 sq. feet)



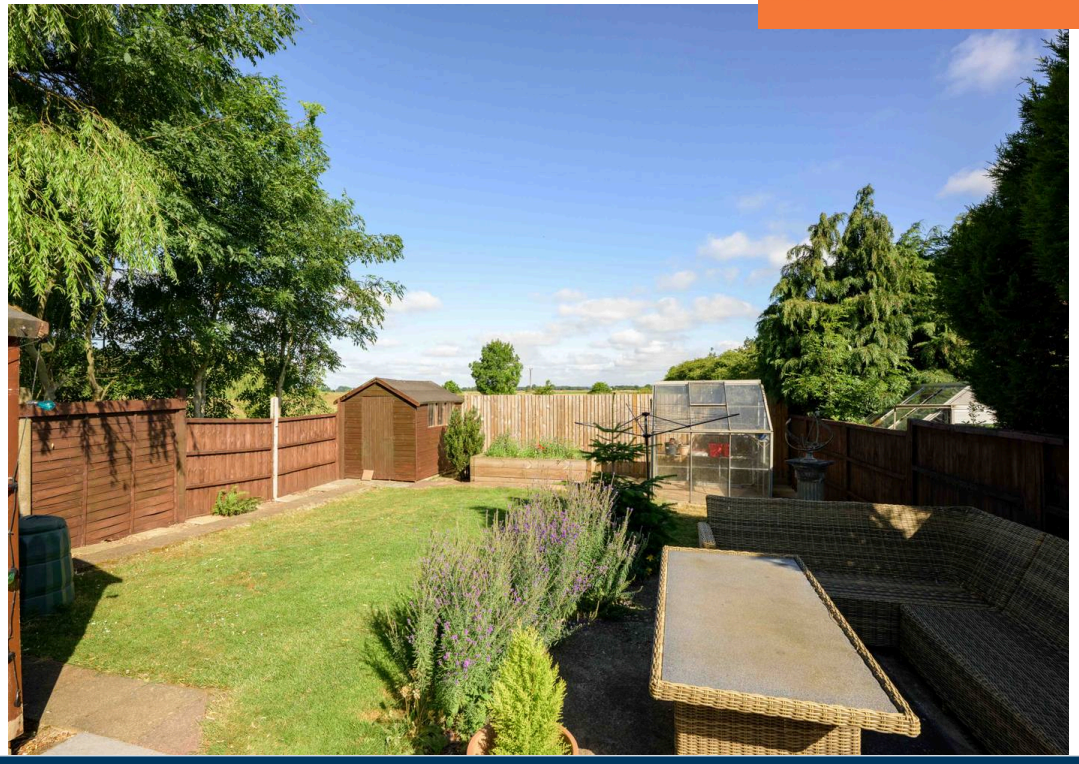
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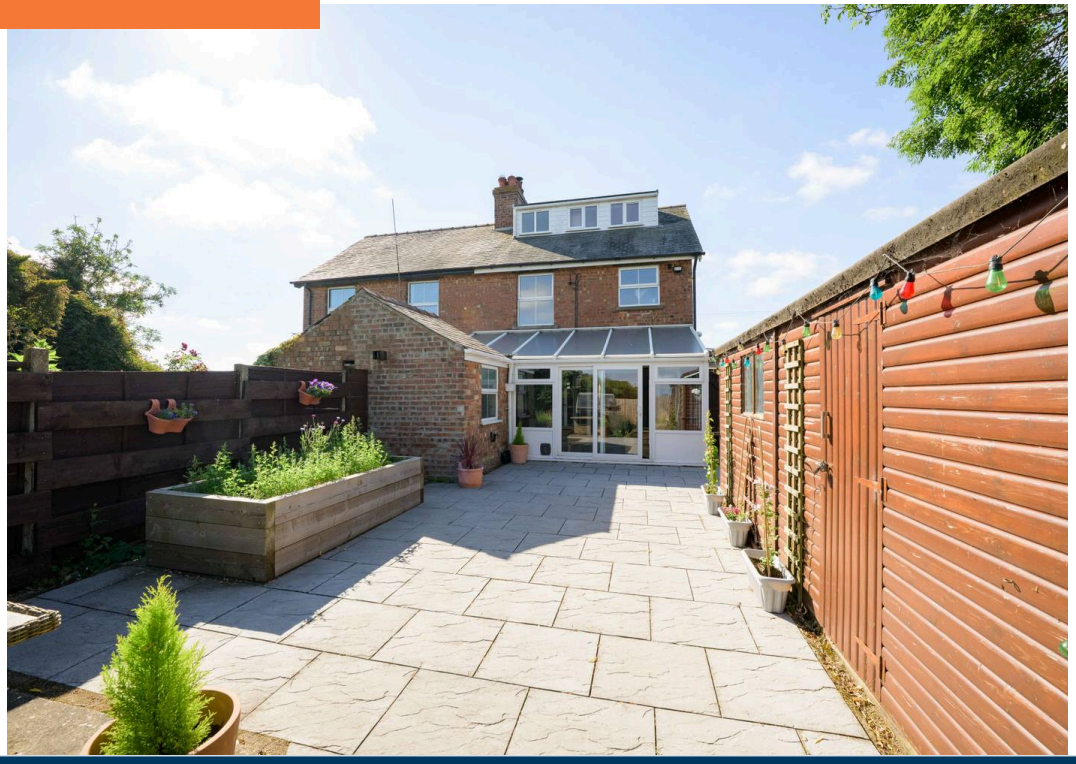
Total area: approx. 110.8 sq. metres (1192.7 sq. feet)





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