



Nos. 1 & 2 Pantiles, Field Lane, Friskney, Boston  
Auction Guide £295,000



**Willsons**  
SINCE 1842

Nos. 1 & 2 Pantiles, Field Lane,  
, Friskney, Boston,  
Lincolnshire, PE22 8RN

### "AGENT'S COMMENTS"

\*\*\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £295,000\*\*\*\*

*Pantiles Cottages and 2.16 acres of land. A pair of traditional semi-detached cottages in a rural location to be sold together, each cottage having its own garden and outbuildings, with adjoining land to left and right of the properties. The 2.16 acres of arable land is (currently set down to grass) suitable for paddocks or arable growing. The cottages benefit from uPVC double glazing and oil-fired central heating. Cottage No.1 having 3 bedrooms and Cottage No.2 having 2 bedrooms. Ideal for multigeneration living or converting into one residence.*

### LOCATION

*Friskney, situated off the A52 is a village in Lincolnshire situated approx. 13 miles north-east of Boston and 10 miles south-west of the coastal town of Skegness both with hospitals, wide range of shops and train stations. Friskney has a primary school, village hall, two public houses and a village shop. There are a variety of clubs and societies. Old Leake approx. 5 miles south west has a secondary school and doctor's surgery. The neighbouring market town of Wainfleet is approx. 4 miles north east and has a railway station, doctor's surgery and small range of shops.*



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## No.1 Pantiles

### Accommodation

A Upvc double glazed entrance door opens into the:

### Entrance Hall

With stairs to the first floor, electric consumer unit.

### Lounge

14' x 10'9" max (4.27m x 3.28m max)

Having an open fireplace, dual aspect Upvc double glazed windows. radiator.

### Kitchen

13'8" x 9'6" (4.17m x 2.90m)

Equipped with a range of wall and base units with worksurfaces over incorporating stainless steel single drainer sink with mixer tap, 4 ring ceramic hob with electric oven below and cooker hood over, splashback tiling, recessed cupboard with shelving, radiator, Upvc double glazed door to the side.

### Exterior Utility Room

10'3" x 6' (3.12m x 1.83m)

Being attached to the side of the house with a Upvc entrance door and Upvc double glazed window, oil fired central heating boiler, radiator, space and plumbing for washing machine and WC.

### Bedroom 1

14'3" x 11' (4.34m x 3.35m)

Having dual aspect Upvc double glazed windows, radiator.

### Bedroom 2

10'5" x 9'8" (3.18m x 2.95m)

Upvc double glazed window to rear, radiator.

### Bedroom 3

14'2" x 8'9" / 5'6" (4.34m x 2.69m / 1.68m)

Upvc double glazed window to front, radiator.

### Bathroom

9'9" x 5'5" (2.97m x 1.65m)

Comprising bath with direct shower over, wash hand basin, appropriate tiling, airing cupboard housing the hot water cylinder, radiator, Upvc double glazed window to rear. Adjacent separate Cloakroom with WC, radiator, Upvc double glazed window, loft hatch.

## Exterior

Having a lawned front garden with low hedge, concrete paths leading to the front door, side gravelled parking area with further lawn and a range of brick and pantile stores.

### Store 1

12'3" x 10'9" (3.73m x 3.28m)

With double wooden end doors and front door.

### Store 2

13'8" x 10'7" (4.17m x 3.23m)

With wooden front door, Upvc double glazed and single glazed windows, light.

## Garden

The garden leads around the side of the house through a picket gate with trellis arch over around to the rear garden which contains cultivated patches, patios, further hedge, a gravelled seating area and a rear pergola over a paved sitting area and pond. A hand gate opens onto the side grassed paddock. Note: the private drainage system which services both cottages is contained within this garden.

## No.2 Pantiles

### Accommodation

A Upvc double glazed side entrance door opens into the:

### Entrance Porch

10' x 4'10" (3.05m x 1.47m)

Being Upvc double glazed under a pitched polycarbonate roof on a brick base, Upvc double glazed inner door opens into the:

### Entrance Hall

With stairs to the first floor, wall mounted electric consumer unit.

### Breakfast Kitchen

12'4" x 10' (3.76m x 3.05m)

Equipped with a range of wall and base units with worksurfaces incorporating stainless steel single drainer sink with mixer tap, space for electric oven with cooker hood over, splash-back tiling, space and plumbing for washing machine, 2 appliance spaces, radiator, Upvc double glazed window to rear.



### Inner Hall

With storage cupboard with shelving.

### Lounge

12'8" x 10'6" max (3.86m x 3.20m max)

Having dual aspect Upvc double glazed windows, radiator, open fireplace in a brick surround.

### Utility Room

8' x 5'1" (2.44m x 1.55m)

Upvc double glazed window to front, shelving.

### Bathroom

9'8" x 5'5" (2.95m x 1.65m)

Equipped with bath with electric shower over, wc, wash hand basin, radiator, part tiling to 3 walls, Upvc double glazed window to rear.

### Bedroom 1

12'10" x 10'6" max (3.91m x 3.20m max)

Dual aspect Upvc double glazed windows, radiator, recessed airing cupboard housing the hot water cylinder.

### Bedroom 2

12'5" x 10'1" (3.78m x 3.07m)

Upvc double glazed window to rear, radiator.

### Exterior

Having a lawned front garden with an inset tree, flower borders and low hedge, exterior wall mounted oil fired central heating boiler, a side gravelled drive leads from Field Lane to the side of the house where there is a steel gate and matching hand gate which opens onto the rear garden.

### Garage

Being corrugated steel clad.

### Garden

The rear garden has concrete and paved paths and patio, lawn and 2 wooden garden sheds, a hand gate opens to the side grassed paddock.

### Grounds

The whole of the two cottages and paddocks extend to 2.16 acres and has the benefit of no adjoining neighbours and is surrounded by open farmland, the cottages are situated just outside of Friskney village.

### Tenure & Possession

The properties are Freehold with vacant possession upon completion.

### Services

We understand that mains electricity and water are connected to the property. Heating to each property is via independent oil fired central heating systems. There is a bunded oil tank in the garden of cottage no.1 and a steel oil tank in the garden of cottage no.2. Drainage for both cottages is via a single private drainage system in the rear garden. Note: in 2023 both cottages suffered slight water ingress damage in the front ground floor rooms which has been repaired under insurance, a French drain was also installed in the path to the front of the cottages to assist in the disposal of any future excess surface water.

### Local Authority

Each cottage is Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

No.1 Pantiles has an energy rating of 57D, the full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate) Reference Number: 9328-1932-7212-6781-2990.

No.2 Pantiles has an energy rating of 57D, the full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate) Reference Number: 2270-3029-4208-9657-6204.

### Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

### Directions

Proceed south at of Skegness on the A16 road towards Boston, past the 2 junctions for Wainfleet and into Friskney turning right at the Barley Mow into Friskney village, in the village centre turn left into Chapel Lane which becomes Field Lane whereupon the properties will be found on the right hand side.

### What 3 Words

kneled.tipping.townhouse



### Disclaimer

Please Note: One of the owners of the property is related to a Director within this company.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment

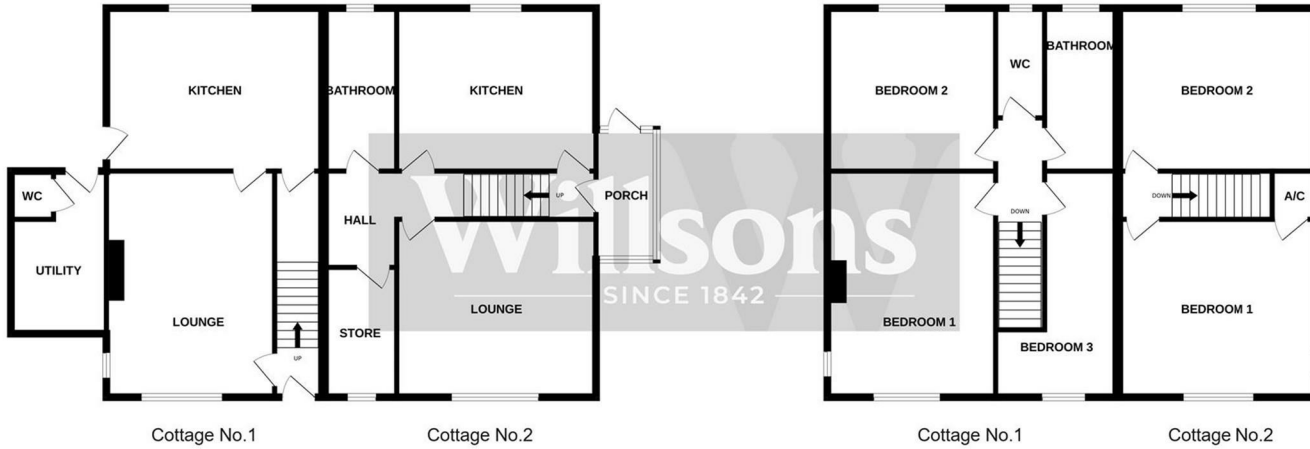
from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



GROUND FLOOR  
1255 sq.ft. (116.6 sq.m.) approx.

1ST FLOOR  
1119 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA : 2374 sq.ft. (220.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FLOORPLAN Not to scale – For identification purposes only

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**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

