



Applecroft House, Mill Lane, Friskney

£495,950



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Willsons
— SINCE 1842 —

Applecroft House, Mill Lane, Friskney, Boston, Lincolnshire, PE22 8SF

An extended, individually styled chalet house benefitting with the facility of a self contained annexe. Set on an ample sized plot in a peaceful rural location, within easy reach of both Friskney and Wainfleet. This property has been updated with an air source heat pump and solar panels, a double storey extension offers a master bedroom with en-suite upstairs, whilst downstairs provides an L-Shaped kitchen, utility, cloakroom and office. The annexe features a fully fitted kitchen with open plan living/sleeping area, bathroom and a further snug/dressing room.

LOCATION

Friskney situated off the A52 is a village in Lincolnshire situated approximately 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 itself has a primary school, village hall, a public house and village shop. There are a variety of clubs and societies. Old Leake lies 5 miles south west and has a secondary school and grocery store. The neighbouring market town of Wainfleet is 4 miles north east and has a railway station, garage and a small range of shops.



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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | E. rentals@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Front Of Property

Having double gated access, gravelled driveway and slabbed footpath leading to the front and sides of the property. Boundaries of mature hedging and wooden fencing.

Entrance Hall

10'04" x 6'02" (3.15m x 1.88m)

With original parquet flooring and access to the annexe, kitchen and stairs leading to the first floor.

Kitchen

22'10 x 17'05 (max) (6.96m x 5.31m (max))

With a range of base and wall units, tiled splashbacks, electric double oven, ceramic hob, extractor hood, stainless 1.5 sink and drainer with mixer taps, space for American fridge freezer, space and plumbing for a dishwasher, vinyl flooring and dual aspect windows to the rear of the property.

Snug Room

11'05" x 10'05 (3.48m x 3.18m)

With oil fired AGA, internal French doors leading to the sun room and vinyl flooring.

Utility

7' x 5'02" (2.13m x 1.57m)

With a range of base and wall units, stainless steel sink with mixer taps, space and plumbing for washing machine, space for tumble dryer, vinyl flooring and external door to side of the property.

Cloakroom

7' x 3' (2.13m x 0.91m)

With WC, sink, extractor fan and vinyl flooring.

Office

7' x 8'01" (2.13m x 2.46m)

With vinyl flooring and window to the side of the property.

Lounge

16'08" x 12'08" (5.08m x 3.86m)

With multi-fuel burner recessed in an open fireplace, internal timber and glazed double doors to the kitchen, French external doors to the rear patio area, laminated wooden flooring, internal window to the sun room and window to the side of the property.

Sun Room/Diner

15'07" x 12'02" (4.75m x 3.71m)

With internal French doors from the snug room, chalet style sky lights, French doors to the rear patio area and vinyl flooring.

Annexe Kitchen/Living Room

15'06" x 12'11" (4.72m x 3.94m)

With internal timber door from the sun room, Velux sky light, French doors to the rear patio area, Kitchen comprises a range of base and wall units, tiled splashbacks, ceramic hob, electric fitted oven, space and plumbing for washing machine, extractor hood, space for tumble dryer, stainless steel 1.5 sink and drainer with mixer taps, vinyl flooring and bay window to front of the property.

Annexe Bathroom

14'3" x 5'5" (4.34m x 1.65m)

With sink vanity unit, WC, heated towel rail, bath with direct feed shower over, extractor fan, vinyl flooring and bay window to front of the property.

Annexe Dressing Room

14'03" x 8' (4.34m x 2.44m)

With carpeted flooring and bay window to the front of the property.

Landing

19'01" x 8'09" (max) (5.82m x 2.67m (max))

With carpeted flooring, access to the loft space, built in cupboard and window to the side of the property.

Bedroom One

17'04" x 11'01" (max) (5.28m x 3.38m (max))

With carpeted flooring, access to the loft space and dual aspect windows to both sides of the property.

En-Suite

9'1" x 3'05" (2.77m x 1.04m)

With WC, sink, enclosed double shower cubicle with electric shower, extractor fan, vinyl flooring and window to the side of the property.

Bedroom Two

19'05" x 11'05" (5.92m x 3.48m)

With chalet style internal window to the sun room and external Velux window, carpeted flooring and storage cupboard in the eaves.

Bedroom Three

19'05 x 11'09 (5.92m x 3.58m)

With Velux window to the side of the property and window to the front of the property, sliding double built in wardrobe and carpeted flooring.

Bedroom Four

8'09" x 8'06" (2.67m x 2.59m)

With carpeted flooring, built in sliding door wardrobe and window to front of the property.

Bathroom

9'09" x 6'05" (2.97m x 1.96m)

With bath having shower mixer tap, sink, WC, vinyl flooring and window to the side of the property.

Front & Rear Gardens

With a 'wrap around' garden having open Countryside views to the side and rear, predominately laid to lawn with a variety of trees and shrubbery, bordered by mature edging. To the side of the property is a slabbed patio area adjacent to the Sun Room, Annexe and Lounge.

Double Garage

Concrete panelled double garage with up and over doors, power and lighting connected.

Services

We understand that mains electricity and water are connected to the property. Heating is by an air source heat pump, drainage is to a private system and we have been informed the solar panels are vendor owned.

Energy Performance Certificate

The property has an energy rating of 'C'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 0320-2571-3440-2325-7951

Local Authority

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

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Viewing

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

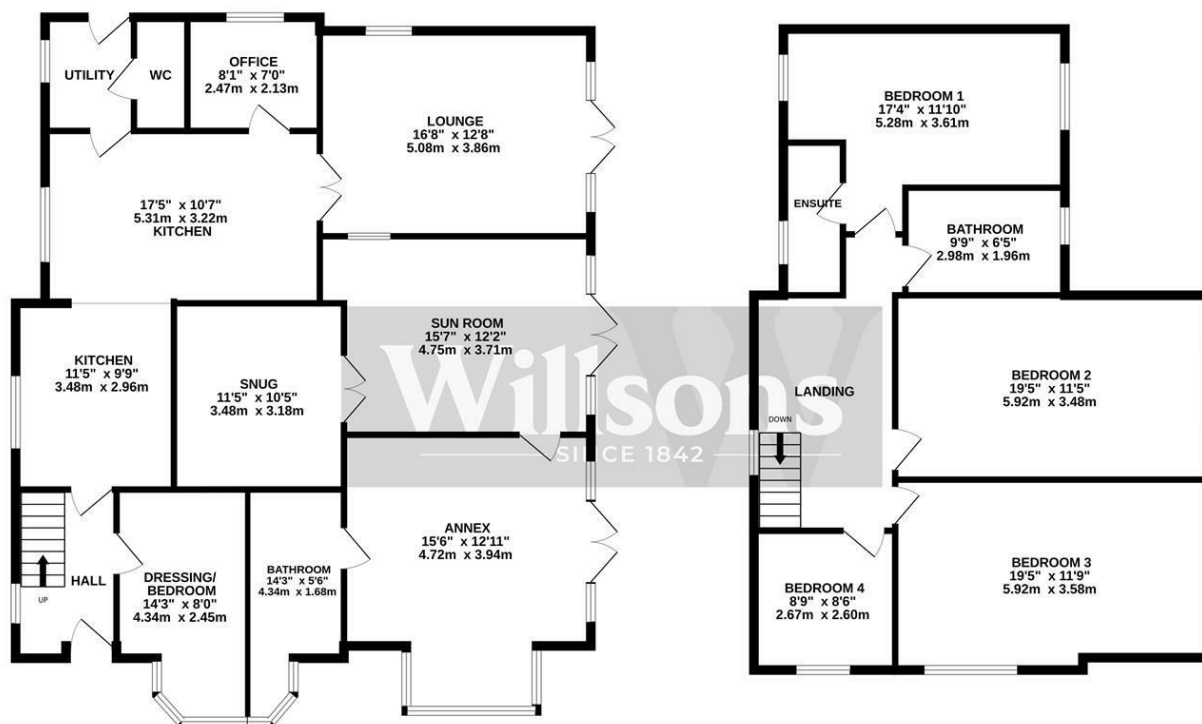
What 3 Words

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GROUND FLOOR
1389 sq.ft. (129.0 sq.m.) approx.

1ST FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 2304 sq.ft. (214.1 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.



ALFORD 124 West Street 01507 621111

| SKEGNESS 16 Algha Road 01754 896100

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