



Scothern Links, Chapel Lane, Friskney

£270,000



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**Willsons**  
— SINCE 1842 —

Scothern Links, Chapel Lane,  
Friskney, Boston,  
Lincolnshire, PE22 8RX

**"AGENT'S COMMENTS"**

*Scothern Links is a well presented detached bungalow situated in the village of Friskney, boasting open Countryside views to the rear of the property. This dwelling provides ample living accommodation, having a lounge, dining room and conservatory. Benefitting from an en-suite to the master bedroom, uPVC windows and doors throughout, oil fired central heating and offered with no onward chain.*

**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, public house 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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### Front Of Property

With borders of wooden fencing, open lawned area with mature shrubs and trees, gravel driveway and concrete footpath leading to the front of the property.

### Hallway

With solid wood flooring, access to the loft space and cloak cupboard.

### Lounge

15'1" x 13'11" (4.60m x 4.24m)

With solid wood flooring, electric fire with decorative surround, double internal single glazed doors leading to the dining room and windows to the front and side of the property.

### Dining Room

13'5" x 5'4" (4.09m x 1.63m)

With solid wood flooring, double internal timber single glazed doors leading to the lounge and uPVC French doors to the conservatory.

### Kitchen

10'10" x 9'9" (3.30m x 2.97m)

With a range of base and wall units, tiled splashbacks, ceramic hob, electric fitted oven, extractor hood, ceramic 1.5 sink with mixer tap, tiled flooring and window to the rear of the property.

### Utility Area

With range of base and wall units, space and plumbing for washing machine, tiled flooring, floor mounted oil boiler and uPVC door to the side of the property.

### Conservatory

12'2" x 10'2" (3.71m x 3.10m)

With tiled flooring, windows to all aspects and French Doors leading to the rear garden.

### Bedroom One

11'10" x 11'1" (3.61m x 3.38m)

With carpeted flooring, fitted wardrobes and window to the rear of the property.

### En-Suite

With enclosed shower cubicle having direct feed shower, hand basin, WC, part tiled walls, tiled flooring and window to the side of the property.

### Bedroom Two

8'11" x 11'9" (2.72m x 3.58m)

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

### Bedroom Three

11'10" x 7' (3.61m x 2.13m)

With carpeted flooring and window to the rear of the property.

### Bathroom

With enclosed double shower cubicle having direct feed shower over, vanity corner units with sink, WC and a range of cupboards, fully tiled walls, tiled flooring, chrome heated towel rail, extractor fan and window to the front of the property.

### Rear Garden

With slabbed footpath wrapping around the property, garden mainly laid to grass with borders of fencing, mature shrubs and trees.

### Garage

17'9" x 9' (5.41m x 2.74m)

With up and over door, power and light connected and side access uPVC door.

### Energy Performance Certificate

The property has an energy rating of 'D'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 2335-6028-0500-0853-4222

### Services

We understand that mains, electricity, water and drainage are connected to the property. Heating is via an oil fired boiler.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

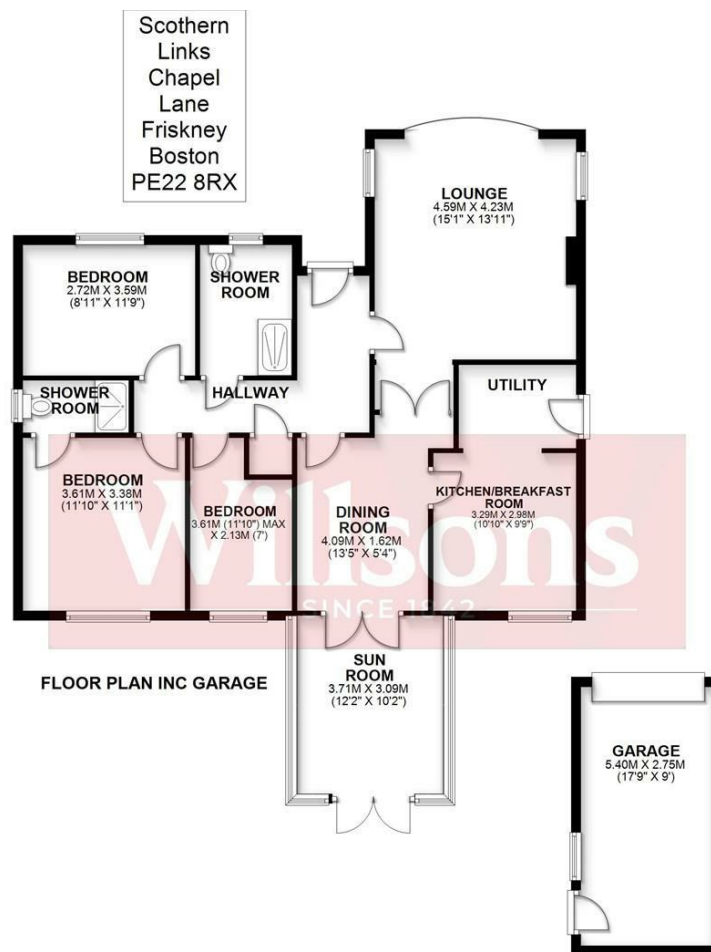
### Viewing

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

### What 3 Words

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TOTAL AREA: APPROX. 127.5 SQ. METRES (1372.9 SQ. FEET)

## FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



**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.

