



Barn House, Burgh Road, Friskney

£150,000



Willsons
SINCE 1842

Barn House, Burgh Road,
Friskney, Boston,
Lincolnshire, PE22 8NT

"AGENT'S COMMENTS"

A traditional Lincolnshire barn cottage set in a rural location on the outskirts of Friskney. Having open Countryside views from all aspects and the option to purchase a further parcel of land adjacent to the plot. The property and barn requires modernisation throughout but currently benefits from uPVC windows and doors, new roof to the main dwelling, an electrical rewire and offered with no onward chain.

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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Front Of Property

Having boundaries of mature hedging and trees. The property is approached over a part gravelled driveway leading to a grassed area to the rear of the property.

Kitchen/Diner

17'4" x 8'8" (5.28m x 2.64m)

With base units, stainless steel sink, Parkray multi-fuel fire and surround, pantry cupboard under the stairwell, carpeted flooring and window to the rear of the property.

Lounge

14'4" x 13'5" (4.37m x 4.09m)

With open fire and tiled surround, carpeted flooring and windows the front and side of the property.

Bedroom One

14'4" x 13'5" (4.37m x 4.09m)

With built in cupboard, carpeted flooring and window to the front of the property.

Bedroom Two

11'4" x 8'8" (3.45m x 2.64m)

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

Shower Room

With shower cubicle having electric shower over, WC, sink, double door airing cupboard, carpeted flooring and window to the side of the property.

Outbuilding/Shed

6'8" x 5'6" (2.03m x 1.68m)

Of brick built construction and located to the side of the property adjacent to the kitchen/diner.

Workshop/Barn

15'5" x 13'1" (4.70m x 3.99m)

Traditional brick built barn with power and light, located to the side of the side of the property.

Coal Shed

9'3" x 5'5" (2.82m x 1.65m)

Of brick built construction and located to the side of the property adjacent to the kitchen/diner.

Front, Rear & Side Gardens

The front garden is predominately laid to grass, the rear and side garden have been cleared to earth all having boundaries of mature hedging and trees.

Additional Land

An additional parcel of land is available via separate negotiation (as outlined in red to the southern boundary) measuring 30m x 7.5m. It will be the responsibility of the purchaser, if they take up this option, to fence the open southern boundary and a small part of the eastern boundary with a post and rail fence. Hedges should not be planted within at least 2m of the boundary so that it does not protrude into the field, likewise if any trees are planted they should be at least 4m from the boundary.

Energy Performance Certificate

The property has an energy rating of 'F'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9330-2724-9500-2695-6581

Services

We understand that mains water and electricity are connected to the property. Drainage is understood to be private system. The heating is via solid fuel.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Disclaimer

Please note - One of the vendors of the property is related to a Director of the Company.

Local Authority

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

Viewing

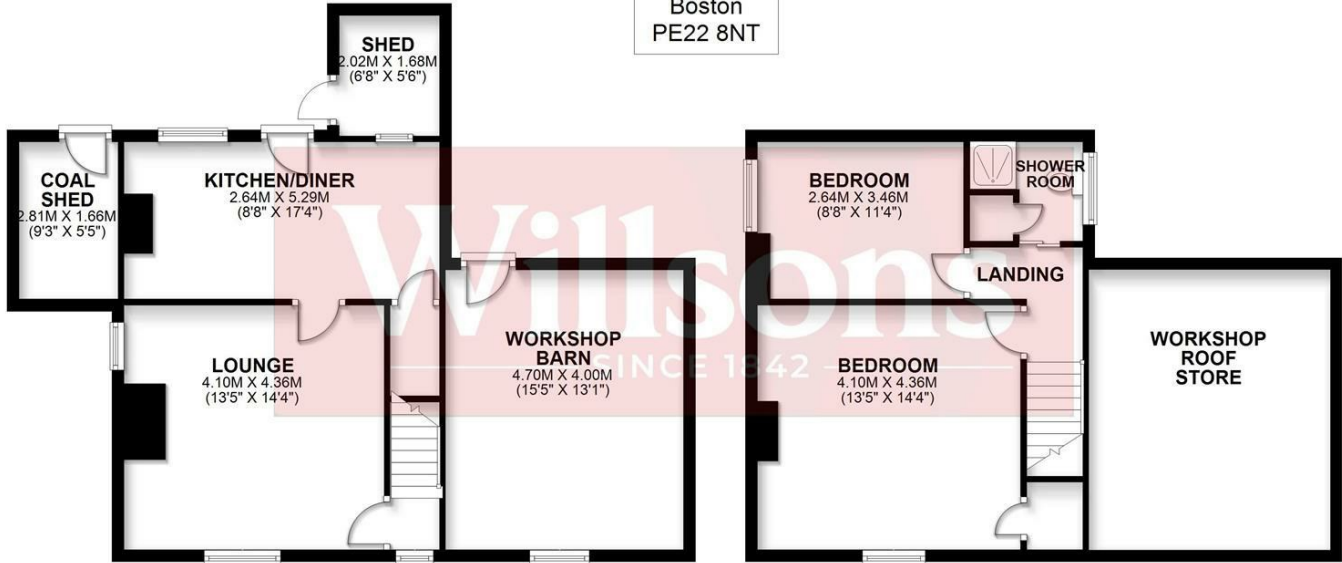
Viewing is strictly by appointment with the Skegness office at the address shown below.

What 3 Words

///impeached.newly.survived



Barn House
 Burgh Road
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 Boston
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FLOOR PLAN INC SHEDS & WORKSHOP

TOTAL AREA: APPROX. 120.5 SQ. METRES (1297.4 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.

