



# Willsons

Phoenix Lodge, Low Road South, Friskney

£260,000 Auction Guide



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**Willsons**  
SINCE 1842

Phoenix Lodge, Low Road  
South, Friskney, Boston,  
Lincolnshire, PE22 8QH

### "AGENT'S COMMENTS"

\*\*\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000\*\*\*\*

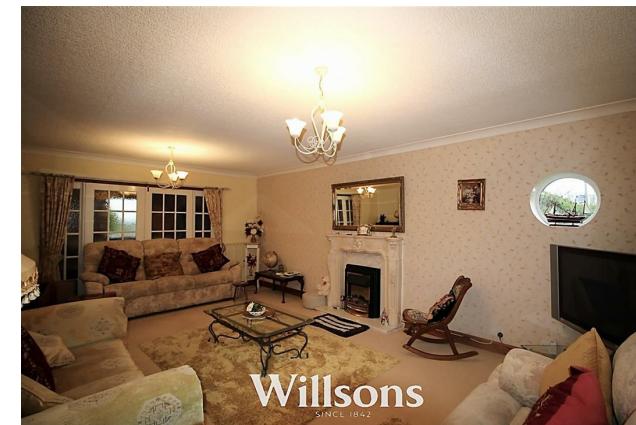
Situated in a quiet rural location with open fields views and only a short distance from the village of Friskney. Offering spacious living area, master bedroom with en-suite, utility room, sun room, garage and gardens to the front and rear. Benefiting from uPVC double glazing throughout, oil fired central heating and 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, 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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<https://www.willsons-property.co.uk>

#### Front of Property

With areas of lawn and borders of shrubs, flowers and trees, concrete driveway, concrete pathways and steps leading to the front door and sides of the property, property boundaries of hedging and fencing.

#### Entrance Porch

6'08 x 8'08 (2.03m x 2.64m)

With uPVC front door, feature arched windows to the front and side and tiled flooring.

#### Entrance Hallway

With storage cupboard and carpeted flooring.

#### Kitchen

17'01 x 12'11 (5.21m x 3.94m)

With wall and base units, sink with mixer tap and drainer, integrated electric double oven, LPG gas hob, airing cupboard housing the oil fired central heating boiler, internal window into the utility room and tiled flooring.

#### Utility Room

15'01 x 5'10 (4.60m x 1.78m)

With base units, sink with mixer tap and drainer, space and plumbing for washing machine, windows to the rear of the property, door leading to the rear garden and tiled flooring.

#### Dining Room

13'09 x 11'04 (4.19m x 3.45m)

With double glass doors leading into the lounge, sliding patio door leading to the sun room, windows to the rear of the property and carpeted flooring.

#### Living Room

13'10 x 20'10 (4.22m x 6.35m)

With feature marble effect fireplace, electric fire, bay window to the front of the property and feature round window to the side, carpeted flooring.

#### Sun Room

14'4 x 14'4 (4.37m x 4.37m)

Of brick construction, multi fuel burner, Mediterranean featured arched windows to the rear and tiled flooring.

#### Office / Bedroom Four

9'11 x 9'00 (3.02m x 2.74m)

With wall and base units, window to the front of the property and carpeted flooring.

#### Bedroom One

15'02 x 12'0 (4.62m x 3.66m)

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

#### En-Suite

9'08 x 5'06 (2.95m x 1.68m)

With combination WC and basin vanity unit, shower cubicle with electric shower, window to the rear of the property and carpeted flooring.

#### Bedroom Two

14'05 x 12'01 (4.39m x 3.68m)

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

#### Bedroom Three

13'01 x 8'01 (3.99m x 2.46m)

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

#### Bathroom

6'09 x 9'10 x 3'08 (2.06m x 3.00m x 1.12m)

With basin vanity unit, WC, walk in low threshold shower with direct feed rainfall shower, airing cupboard, extractor fan and vinyl flooring.

#### Rear Garden

With areas of lawn, borders of gravel and mature shrubs, concrete slatted patio area, summerhouse and property boundaries of fencing.

#### Garage

With up and over door, window and door to the rear.

#### Auctioneers 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.

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.

#### Tenure & Possession

The property is Freehold with vacant possession upon completion.

#### Services

We understand that mains water and electricity are connected to the property. Drainage is understood to be private system. There is an oil fired central heating system installed at the property.

#### Local Authority

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

#### Energy Performance Certificate

The property has an energy rating of 'E' The full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate) Reference Number: 8600-1130-0322-8429-3953

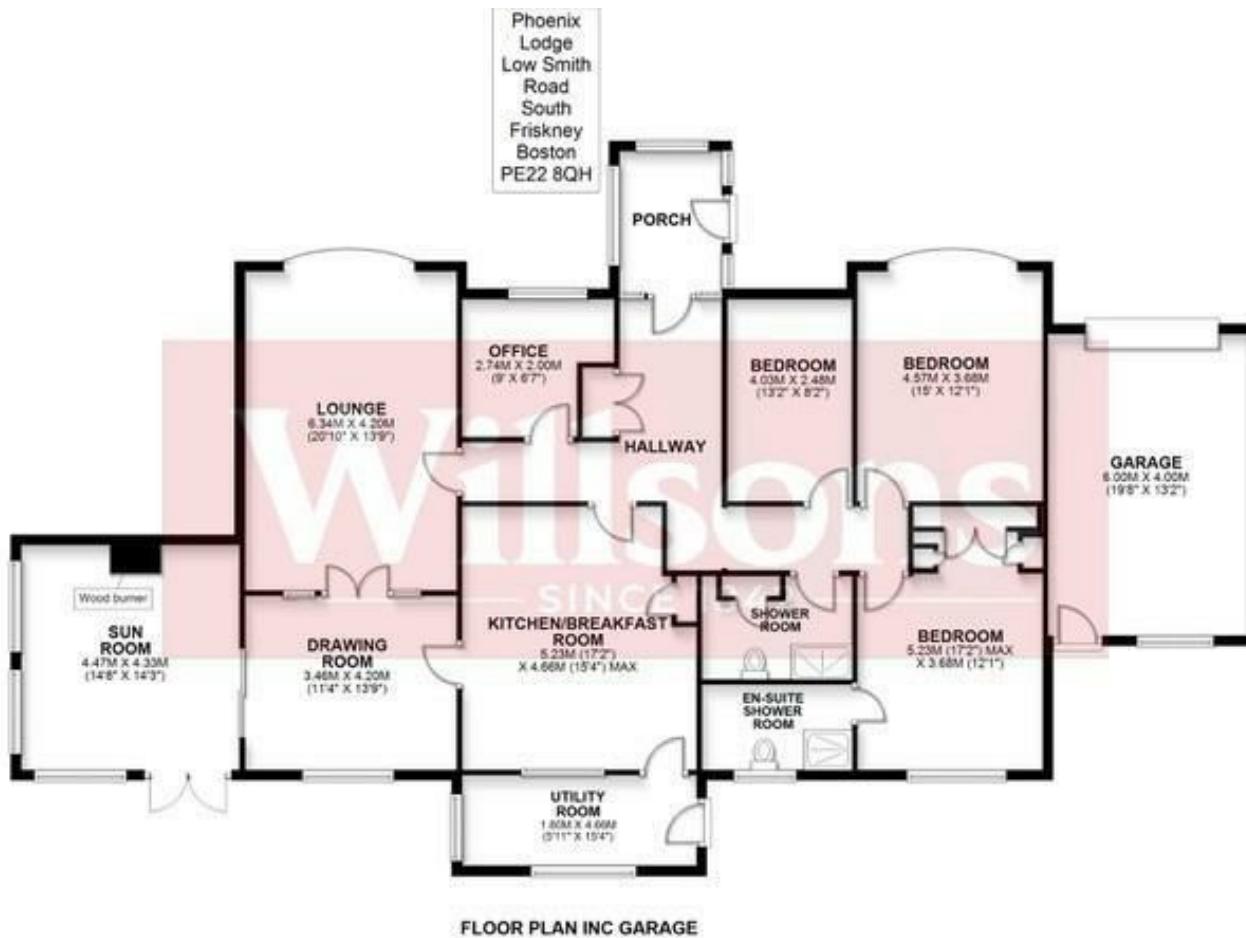
#### Viewing

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

#### Directions

Leave Skegness on the A52 heading south towards Boston. Continue for approximately 10 miles on this road, the junction for Low Road South will be located on your right hand side immediately on a sharp left hand bend. Follow Low Road South for approximately 200 yards the property is situated on the right. //sticking.discouraged.shudders





## 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.

