



The Bungalow, Church Road, Friskney

£170,000



**Willsons**  
SINCE 1842

The Bungalow, Church Road,  
Friskney,  
Lincolnshire, PE22 8RD

**"AGENT'S COMMENTS"**

*A traditional detached bungalow situated in the village centre of Friskney. Having easy access to the local shop, Primary school and transport links to the nearby larger towns of Boston and Skegness. The property would benefit from updating but offers a good size plot, garage, driveway, uPVC windows and doors and 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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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG  
T. 01754 896100 | E. [rentals@willsons-property.co.uk](mailto:rentals@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

### Front Of Property

With boundaries of mature hedging and approached over a double gated gravel driveway, the frontage is mainly laid to grass with various flower beds and a concrete footpath leading to the main entrance of the property.

### Entrance Lobby

With access to the store/boot room and internal door leading to the hallway.

### Hallway

With Marley tiled flooring.

### Lounge

14'6" x 8'2" (4.42m x 2.49m)

With oil fired Aga, dual aspect windows to the front and side of the property and carpeted flooring.

### Kitchen/Breakfast Room

20'4" x 8'6" (6.20m x 2.59m)

With original base unit housing sink and drainer, double storage cupboard, plumbing for washing machine, dual aspect windows and doors to the rear of the property and Marley floor tiles.

### Bedroom One

11'11" x 8' (3.63m x 2.44m)

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

### Bedroom Two

11'11" x 7'10" (3.63m x 2.39m)

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

### Bathroom

With WC, sink, bath, airing cupboard, carpeted flooring and window to the side of the property.

### Boot Room/Store

With tiled flooring, shelving and window to the side of the property.

### Rear Garden

Predominately laid to grass with various flower beds with mature trees and hedging boundaries.

### Garage

19'8" x 10'10" (5.99m x 3.30m)

With up and over door and having power and light connected.

### Energy Performance Certificate

The property has an energy rating of 'F'. The full report is available from the agents or by visiting [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate) Reference Number: 9330-2235-0590-2925-1651

### Services

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

### Local Authority

Council Tax Band 'A', 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

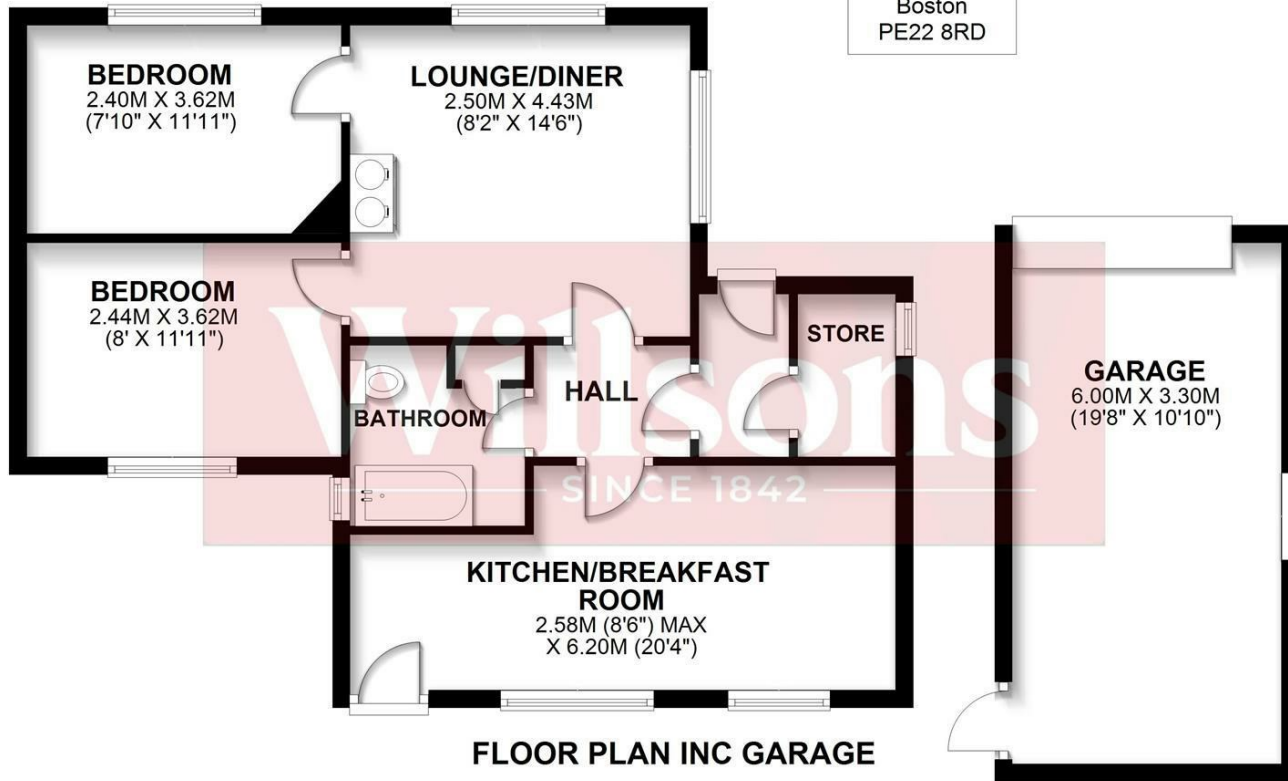
Viewing is strictly by appointment with the Skegness office at the address shown below.

### What 3 Words

///span.roosters.springing



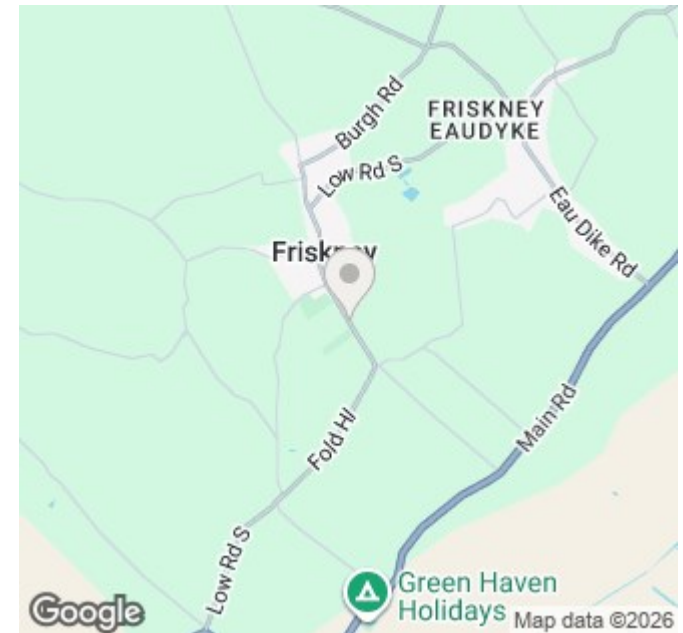
The Bungalow  
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Friskney  
Boston  
PE22 8RD



TOTAL AREA: APPROX. 75.2 SQ. METRES (808.9 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.

