

Phoenix Lodge, Low Road South, Friskney

£265,000

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Willsons
SINCE 1842

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

"AGENT'S COMMENTS"

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. Benefitting from uPVC double glazing throughout, propane gas 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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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 slabbed patio area, summerhouse and property boundaries of fencing.

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

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 a propane gas 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 Reference Number: 8600-1130-0322-8429-3953

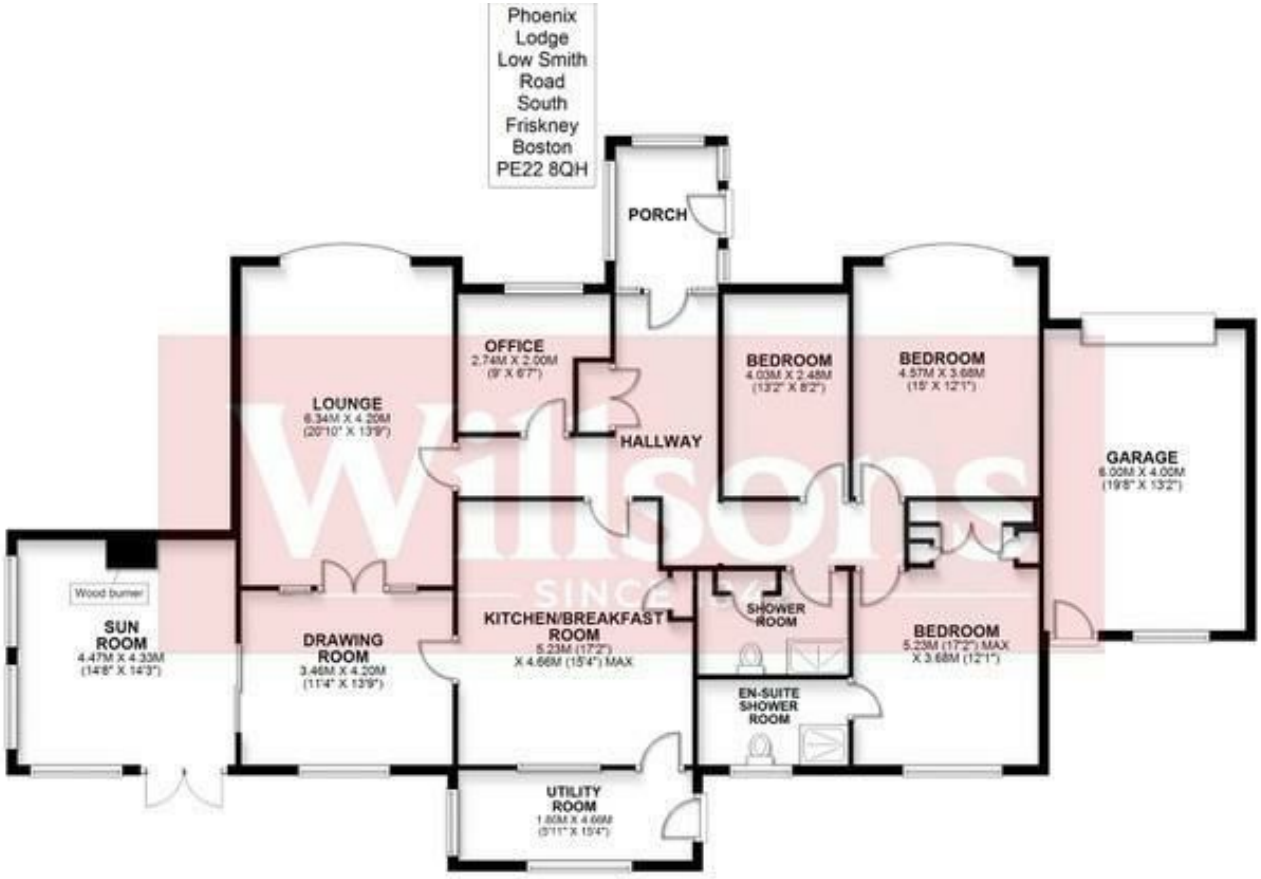
Viewing
Viewing is strictly by appointment with the Skegness office at the address shown below.

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





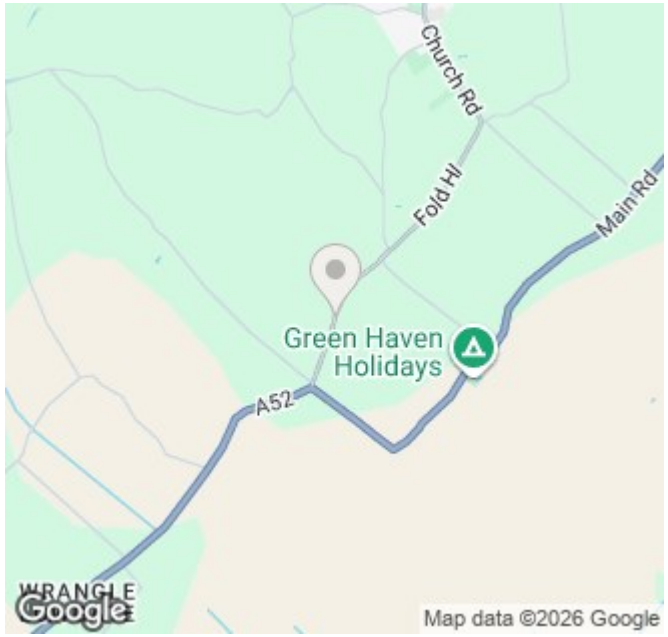




FLOOR PLAN INC GARAGE

TOTAL AREA: APPROX. 212.4 SQ. METRES (2286.5 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.