



The Bungalow, Chapel Lane, Friskney

£230,000



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Willsons
— SINCE 1842 —

The Bungalow, Chapel Lane, Friskney, Boston, Lincolnshire, PE22 8RX

"AGENT'S COMMENTS"

A spacious detached bungalow situated in the village of Friskney, popular for its school, local wildlife park and community feel. This property offers great potential with versatile living space and a well-sized plot of 0.22 acres (sts). The property benefits from ample off road parking, adjoining garage, extended living room, uPVC windows throughout and being offered for sale 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

The property is approached over an asphalt driveway providing ample off road parking and with decorative shrubs and garden laid to lawn.

Hallway

With built in airing storage cupboard and carpeted flooring.

Kitchen

12'6 (max) x 11'11 (max) (3.81m (max) x 3.63m (max))

With a range of base and wall units, stainless steel sink with drainer and mixer tap, space and plumbing for washing machine, space for oven, tiled floor and window to front.

Lounge

16'3 x 15'7 (4.95m x 4.75m)

With fireplace with gas fire, carpeted flooring and window to side. The room has been extended and has an archway leading to:

Dining Room

15'8 x 7'10 (4.78m x 2.39m)

With carpeted flooring, window to front and French doors leading to garden.

Bathroom

Featuring bath with electric shower over, WC, sink, tiled floor, fully tiled walls and window to front.

Bedroom One

12'3 x 11'9 (3.73m x 3.58m)

With carpeted flooring and window to rear.

Bedroom Two

12'2 x 11'9 (3.71m x 3.58m)

With carpeted flooring and window to rear.

Garage

18'8 x 13' (5.69m x 3.96m)

With steel up and over door, timber door, electricity and access to boarded loft.

Garden

A generous plot of approximately 0.22 acres (sts) mainly laid to lawn and bordered by hedges, with decorative trees and shrubs, several sheds, paved patio areas and added ornamental hedges featuring archway.

Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 5400-8313-0322-1602-3363

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.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains, electricity, water and drainage are connected to the property. There are gas bottles connected servicing the fireplace in the living room and oven in the kitchen.

Agent Notes

Please note, we are currently awaiting the grant of probate for this property.

Viewing

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

What 3 Words

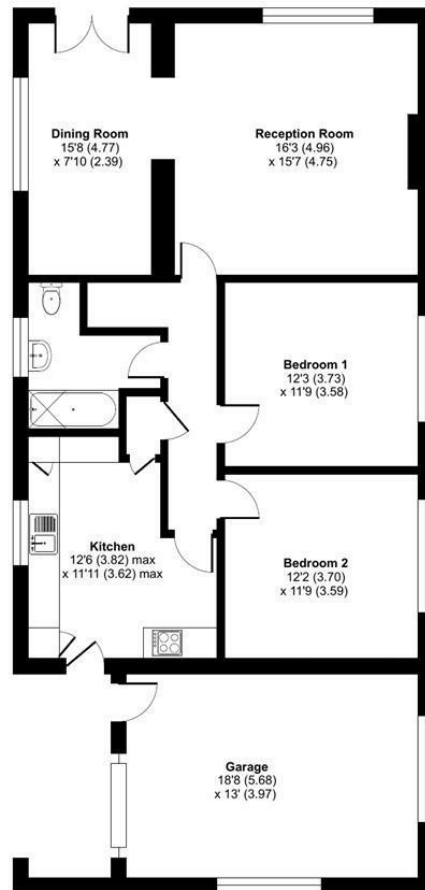
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The Bungalow, Chapel Lane, Friskney, Boston, PE22



Approximate Area = 1011 sq ft / 93.9 sq m
Garage = 243 sq ft / 22.5 sq m
Total = 1254 sq ft / 116.4 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Willsons. REF: 1487966

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.

