The Falcons, Field Lane, Friskney

£495,000

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Willsons
SINCE 1842

The Falcons, Field Lane, Friskney, Boston, Lincolnshire, PE22 8RL

"AGENT'S COMMENTS"

A truly impressive and unique extended bungalow, boasting a vast 5762 sqft accommodation, ideal for larger families or multi-generational living. Benefitting from an air source heat pump, solar panels, large integral garage, ample parking, three bathrooms, pool room, games room and open countryside views. Situated in the semi-rural village of Friskney having local amenities and transport links to the nearby towns of Skegness and Boston. Sold 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
Approached over a block paved driveway boasting ample parking for several vehicles with boundaries of brick walls, decorative wrought iron and an attractive lawned area located to the side with a variety of flowers and shrubs nestled in the slated beds.

Entrance Conservatory
Of uPVC and brick built construction having windows to the sides and front of the property, carpeted flooring and accessed via French Doors.

Reception Hallway
With carpeted flooring, double storage cupboard and providing access to the following -

Kitchen
17'3 x 16'10 (into bay windows) (5.26m x 5.13m (into bay windows))
With a range of base and wall units, matching island with electric hob, hot plate and extractor hood over, tiled splashbacks, inset resin sink with mixer tap, double electric oven, bay windows to the front and side of the property, serving hatch to the dining room and carpeted flooring.

Dining Room
21'9 x 15 (into bay window) (6.63m x 4.57m (into bay window))
With two double door entrances from the hallway, carpeted flooring, serving hatch to the kitchen, internal windows to the pool room and bay window to the side of the property.

Reception Room
26'2 x 18'10 (into bay window) (7.98m x 5.74m (into bay window))
With wooden and marble effect fire surround having inset electric fire, carpeted flooring, dual aspect windows to the side of the property and window to the rear of the property and internal door leading to the -

Conservatory
22'3 x 16'8 (max) (6.78m x 5.08m (max))
Of brick and uPVC construction with perspex panelled roofing, French doors leading to the rear patio, carpeted flooring and internal window to the study/office.

Office/Study
14' x 10'6 (4.27m x 3.20m)
With carpeted flooring and internal window to the conservatory.

Pool Room
26'1 x 22'5 (max, into bay) (7.95m x 6.83m (max, into bay))
Built in swimming pool with integrated jacuzzi, non-slip flooring, perspex panelled roofing, changing/store cupboards, internal windows to the dining room, viewing gallery and reception hallway and dual aspect external windows to the side of the property.

Utility
12' x 5'1 (3.66m x 1.55m)
With base and wall units, space and plumbing for a washing machine, carpeted flooring and internal window to the entrance conservatory.

WC
WC, sink and carpeted flooring.

Wash Room/WC
WC, sink, carpeted flooring and window to the side of the property.

Side Entrance Hallway
With carpeted flooring and access to the side of the property.

Bedroom 3 & En-Suite
24'6 x 17'3 (max) (7.47m x 5.26m (max))
With quadruple built in wardrobes, carpeted flooring and bay window to the rear of the property. En-suite comprises corner shower cubicle with electric shower, bath, bidet, WC, sink, extractor fan, carpeted flooring and window to the side of the property.

Bedroom 4 & En-Suite
14'5 x 11'9 (4.39m x 3.58m)
With over bed storage and built in wardrobes, carpeted flooring and window to the side of the property. En-suite comprises corner bath with electric shower over, sink, WC, carpeted flooring and window to the side of the property.

Landing & Viewing Gallery
Galleried landing with viewing area to the pool room, access to the balcony via patio sliding doors, carpeted flooring and inner hallway leading to the games room.

Bedroom 1 & En-Suite
20'4 x 19'5 (max) (6.20m x 5.92m (max))
With double built in wardrobes, carpeted flooring, internal window to the landing, window to the balcony and window to the side of the property. En-suite comprises corner bath, corner shower cubicle with electric shower, bidet, WC, sink and carpeted flooring.

Bedroom 2
22'9 x 21'1 (max) (6.93m x 6.43m (max))
With carpeted flooring, internal window to the landing, window to the balcony and dual aspect window to the side of the property.

Games Room
29'10 x 15'8 (9.09m x 4.78m)
Loft style converted room having wooden panelling ceiling and walls, access to the loft space and carpeted flooring.

Hot Tub Room
Of timber construction with tiled apex roof, smoked windows, power connected, hot tub and seating area.

BBQ Cabin
Scandinavian timber BBQ cabin with bench seating, BBQ & grill and windows to the sides.

Garage
19'2 x 17'11 (5.84m x 5.46m)
Double garage with electric up and over door, window to the side of the property and internal door leading to the inner hallway.

Rear Garden
With painted block paved patio area wrapping around the property and extending to the footpaths leading to the side entrances, having boundaries of brick built walls and decorative wrought iron overlooking open countryside views.

Side Garden
With artificial grassed areas, bordered with slate bedding having various shrubs and boundaries brick built walls, decorative wrought iron fencing and hedging.

Services
We understand that mains electricity and water are connected to the property. Heating is via an air source heat pump, the drainage is to a private system and we are informed the solar panels are leased.

Energy Performance Certificate
The property has an energy rating of 'C'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 9036-6628-6600-0341-5296

Tenure & Possession
The property is Freehold with vacant possession upon completion.

Local Authority

Council Tax Band 'D' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Viewing

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

What 3 Words

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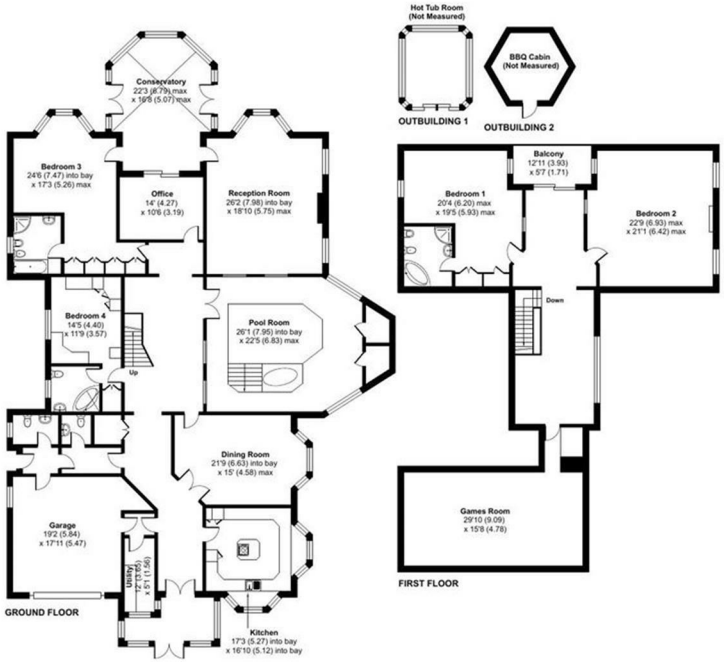
The Falcons, Field Lane, Friskney, Boston, PE22

Approximate Area = 5762 sq ft / 535.3 sq m (excludes hot tub room & bbq)
Garage = 365 sq ft / 33.9 sq m
Total = 6127 sq ft / 569.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Willsons. REF: 1509362

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.