

Three Bedroomed Detached Bungalow for Improvement with Workshop Set in 0.5 acres

Jasmine | Carrington Road | Frithville | Boston | Lincolnshire | PE22 7DY



Pre-fabricated Bricked Round Bungalow Requires Modernisation or Replacement
Gardens and Driveway to Rear Agricultural Land
Workshop Extending to Provide 52sqm, 560sqft of Accommodation with Concrete Floor

For Sale Freehold with Immediate Vacant Possession
£225,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The village of Frithville has a population of approximately 600 residents and is located 5 miles to the north of Boston on the road to Horncastle.

The property is located to the north of the village on the Carrington Road in a line of residential properties with open fields to the rear.

Description...

The property comprises a pre-fabricated framed bungalow which has been bricked round with solid fuel heating.

Accommodation...

A doorway leads to the main entrance hall.

Living Room.....6m x 3.2m, 14.9sqm

Kitchen.....3.1m x 2.8m, 8.8sqm

Having a range of fitted units comprising 2 door high level cupboard with complementing splashbacks with tiled worksurfaces, inset sink, three door cupboards under, space for washing machine, space for a breakfast table.

Family Bathroom

Having a fitted bathroom comprising half pencil handbasin, low level WC and central heating radiator.

Bedroom No. 1.....3.6m x 3.3m, 12.2sqm

Bedroom No. 2.....3.6m x 3.1m, 11.2sqm

Having 2 door high level cupboard.

Bedroom No. 3.....4.1m, x 3.1m, 13.2sqm

Having fitted cupboard.

WC

Having low level WC.

A driveway leads down the side of the front garden and property to the rear, where there are a number of outbuildings.

Workshop.....10m x 5.3m, 52sqm

Being single skin, having concrete floor and constructed from compressed fibreboard.

Brick-built Store.....2.3m x 1.7m

Metal Shed.....2.4m x 3m

The gardens are to the front and the rear of the property.

Included in the sale is an additional area of agricultural land forming part of the large field to the rear extending the site to 0.5 acres in total.



Agent's Notes...

It would be the purchaser's responsibility to erect a suitable fence along the new boundary forming the eastern edge of the site to be sold.

Outgoings...

It is believed the property is connected to a private disposal system, this has not been tested and no warranties are implied.

The property is rated at Council Tax Band B with East Lindsey District Council.

EPC...

The property has an Energy performance Asset Rating G18. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent.

Poyntons Consultancy.

sales@poyntons.com | poyntons.com



poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694

www.poyntons.com

sales@poyntons.com



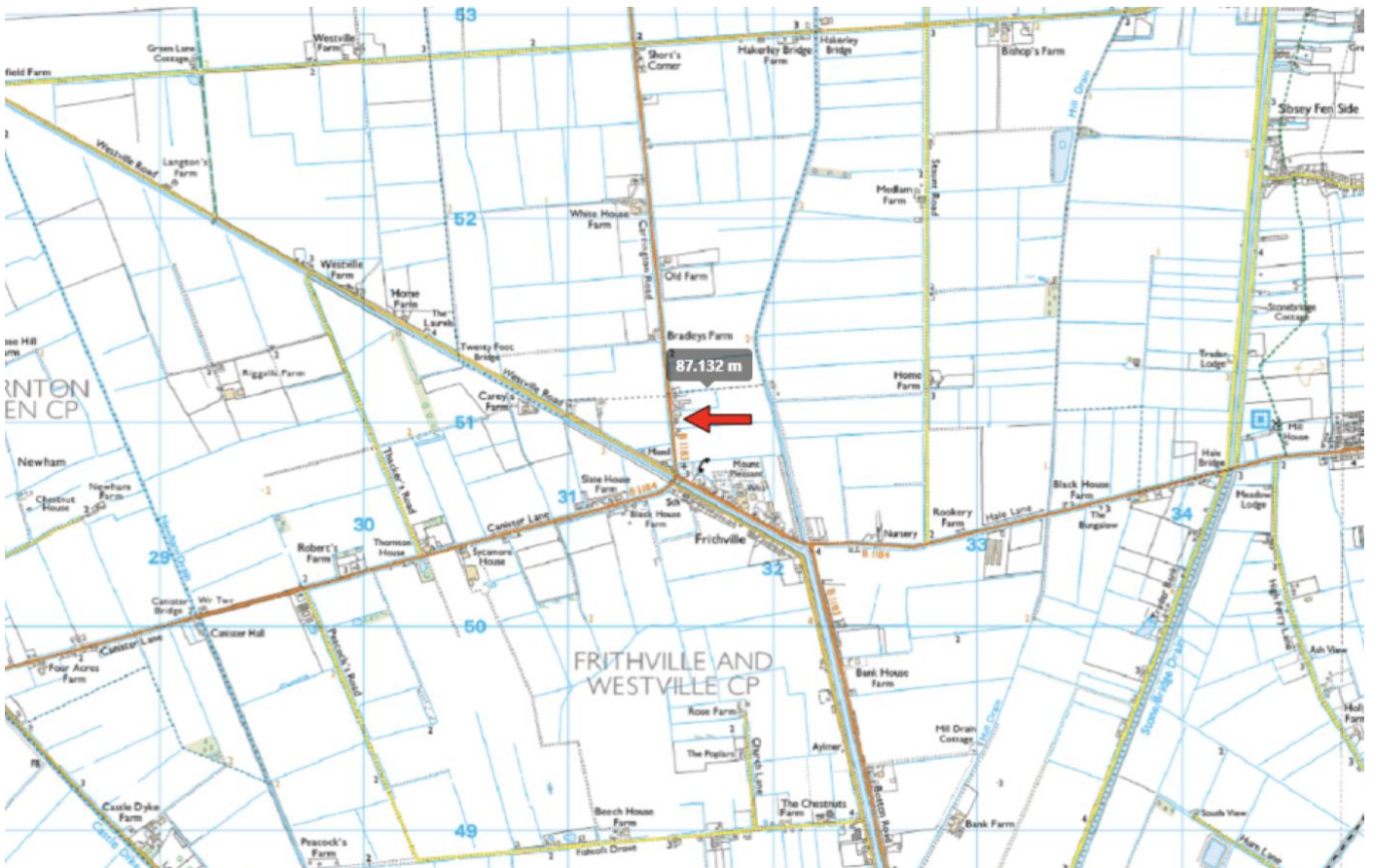
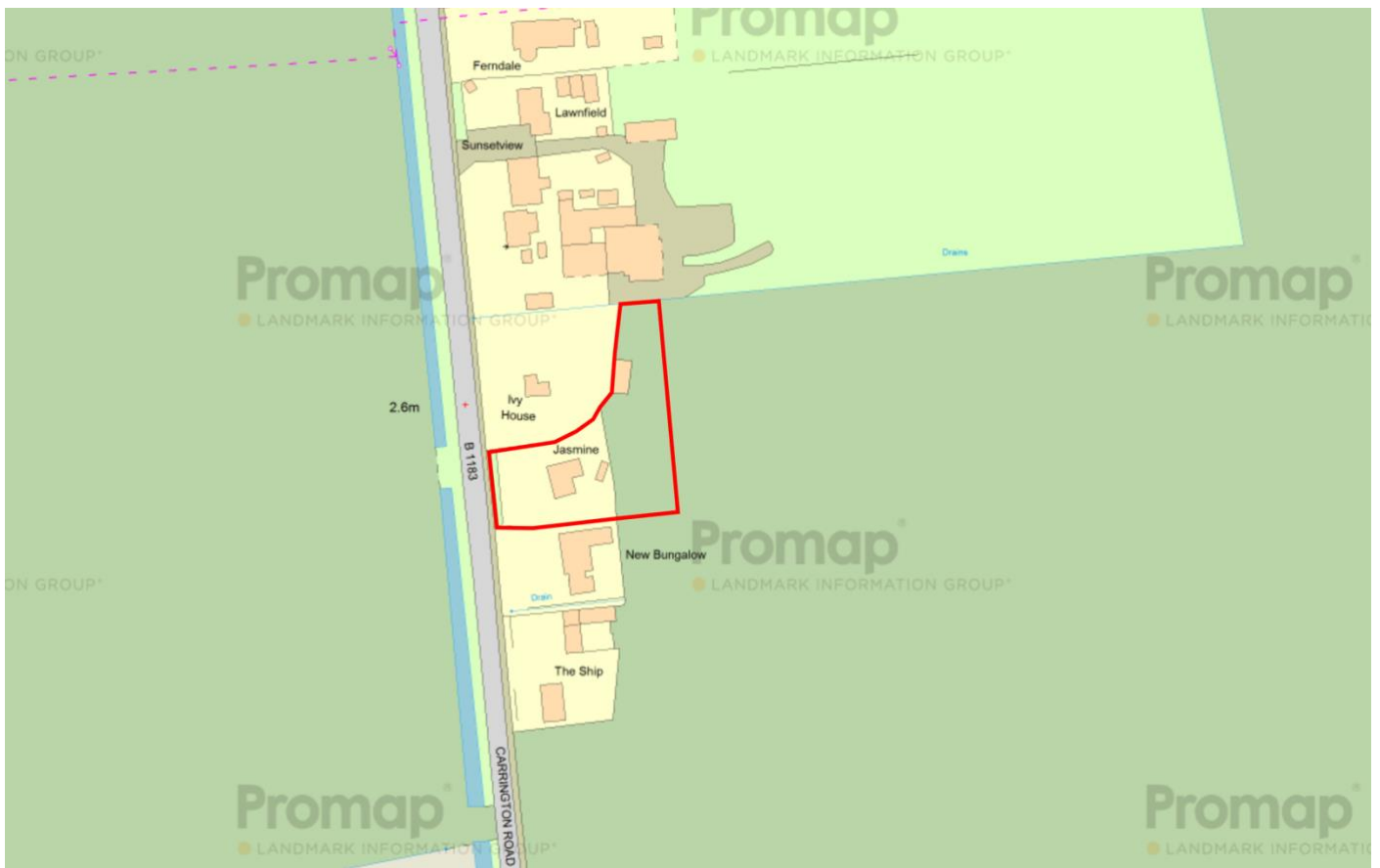
RICS



Total area: approx. 88.8 sq. metres (956.0 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.





Misrepresentation Act: The particulars in this brochure have been produced in good faith, and are set out as a general guide and do not constitute whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.