



The Granary, Sea Lane,  
Friskney, PE22 8SD



3



1



2



£279,950     Freehold



## Key Features

- Beautifully Presented
- Pleasant Rural Village
- Modern Re-Fitted Dining Kitchen
- Lounge & Separate Dining Room
- Ground Floor W.C
- 3 Bedrooms
- 2 Drives Providing Ample Parking
- Garage
- Lawned Grden with Bar
- EPC Rating E



A beautifully presented 3 Bedroom Detached House situated in a pleasant rural village location within easy driving distance from the seaside town of Skegness and the popular market town of Boston. The accommodation comprises Entrance Hall Lounge, modern re-fitted Dining Kitchen, Ground floor W.C and Dining Room. To the first floor are 3 Bedrooms and a family Bathroom. The property has two drives providing ample parking, detached Garage, large lawned garden with paved patio seating areas and an outdoor Bar.

Viewing is essential to appreciate this modern and characterful family home. EPC Rating E







## ACCOMMODATION

Entrance is on the side elevation via a pvc door to the:-

## ENTRANCE HALL

With stairs to first floor, radiator.

## LOUNGE

4.47m x 3.68m (14'8" x 12'1")

With pvc window to the rear elevation and pvc french doors to the side elevation, feature brick fireplace with inset multifuel stove, radiator.



## W.C

With pvc window to the side elevation, hand basin in a vanity unit.

## KITCHEN

5.02m x 2.57m (16'6" x 8'5")

Beautifully re-fitted with a modern range of base and wall units, worksurfaces with matching upstands, inset sink unit with mixer tap over, tall unit housing a built in eye level oven, built in ceramic hob, integrated dishwasher, space for large fridge freezer and space for washing machine, downlights to ceiling, radiator, pvc windows to the side and rear elevations, pvc door to the garden.

## DINING ROOM

4.47m x 2.67m (14'8" x 8'10")

With 2 pvc windows to the front elevation.

## 1ST FLOOR LANDING

With pvc window to the side elevation, radiator.



## BEDROOM 1

4.5m x 3.81m (14'10" x 12'6")

With pvc window to the rear elevation, radiator.

## BEDROOM 2

4.27m x 2.67m (14'0" x 8'10")

With 2 pvc windows to front elevation, radiator.

## BEDROOM 3

2.67m x 2.51m (8'10" x 8'2")

With pvc window to the side elevation, radiator,

## BATHROOM

Fitted with a panelled bath with traditional style mixer tap and hand shower attachment over, large walk in shower enclosure with mains shower, W.C, hand basin, tiled walls and tiled floor, traditional style towel radiator, pvc window to the side elevation.

## OUTSIDE

To the front is a small lawned garden with two driveways either side of the house providing ample parking.

## GARAGE

6.75m x 4.37m (22'1" x 14'4")

With up and over vehicle door, light and power connected.

The good sized enclosed rear garden is lawned with mature shrub borders. There is a brick paved patio seating area adjacent to the Lounge and a path leads to the bottom of the garden with a further brick paved seating area and a garden Bar with light and power connected.

## TENURE

Freehold.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via a LPG fired boiler serving radiators.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## VIEWING

By prior appointment with Newton Fallowell office in Skegness.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band A - 2025/26 - £1437.25

## AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

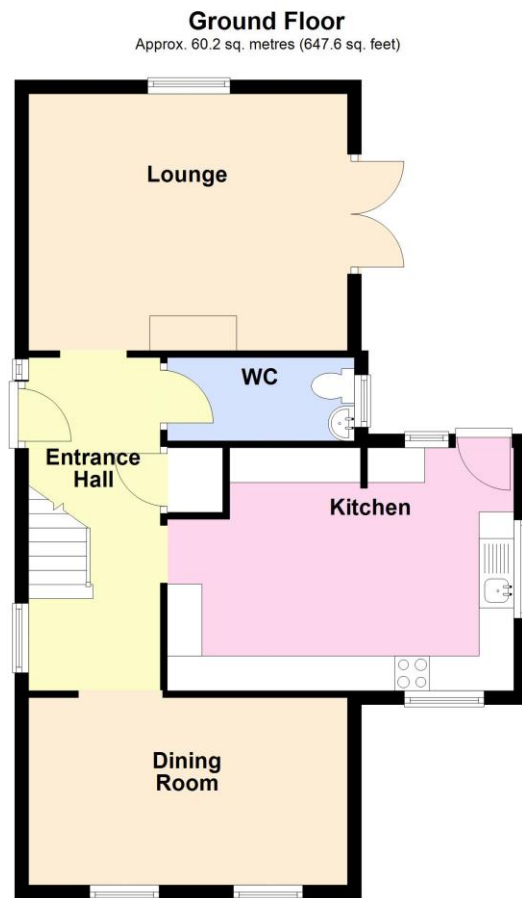
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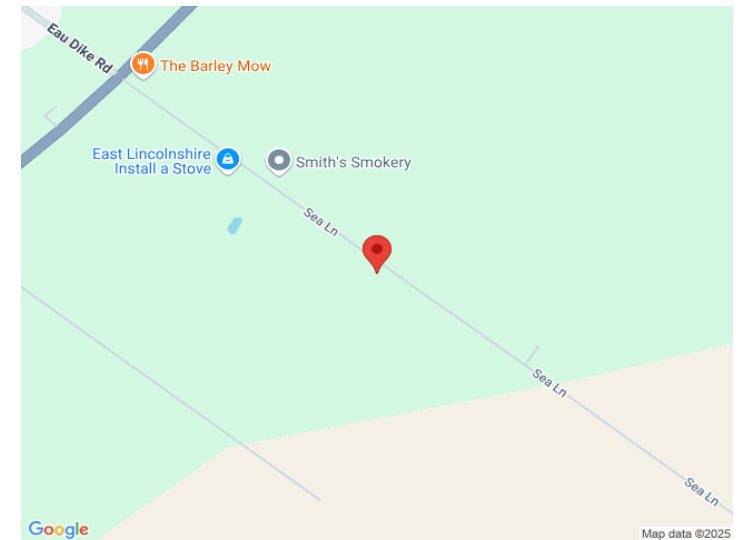




# Floorplan



Total area: approx. 113.3 sq. metres (1219.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	49 E	
21-38	F		
1-20	G		

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