



Oakwood House, Low Road,  
Friskney, PE22 8NQ



6



3



2



£425,000



## Key Features

- SUBSTANTIAL 6 BEDROOM HOUSE
- PLEASANT RURAL VILLAGE
- LAWNED FRONT AND REAR GARDENS
- AMPLE PARKING & GARAGE
- BEAUTIFUL OPEN FARMLAND VIEWS
- 25' LOUNGE, 25' DINING KITCHEN
- COUNCIL TAX BAND D
- FREEHOLD
- EPC RATING D





A substantial 6 Bedroom Detached House situated in a pleasant rural village location with lawned front and rear gardens, gravelled drive providing ample parking leading to the Garage and with beautiful open farmland views from the front, side and rear. The accommodation comprises Open Porch, Entrance Hall, 25' Lounge, 25' Dining Kitchen, Conservatory, Utility Room and Cloakroom. To the first floor there are 2 En-Suite Bedrooms, 4 further Bedrooms and a family Bathroom. The property benefits from oil fired central heating and pvc double glazing. EPC Rating D

### ACCOMMODATION

Entrance is on the front elevation via an OPEN PORCH with tiled floor and a pvc door to the:-

#### ENTRANCE HALL 15'0" x 5'8" (4.6m x 1.7m)

With stairs to first floor with storage cupboard under, radiator.

#### LOUNGE 7.9m x 3.87m (25'11" x 12'8")

With a walk in pvc bay window to the front elevation, further pvc windows to the side and rear elevation, decorative cast iron open fireplace with surround, 2 radiators, gazed french doors opening to the:-

#### DINING KITCHEN 7.36m x 5.96m (24'1" x 19'7")

maximum being 'L' shaped. Fitted with a range of base and wall units, worksurfaces, inset sink unit, integrated dishwasher, Smeg range cooker with chimney extractor hood above, wood effect laminate flooring, radiator, pvc bay window to the front elevation and pvc patio doors opening to the rear garden. Door to:-

#### CONSERVATORY 4.93m x 3.89m (16'2" x 12'10")

Of pvc construction on a low brick wall with pvc french doors to the side and rear elevation, radiator.

#### UTILITY ROOM 9'7" x 6'0" (2.9m x 1.8m)

With base and wall units, plumbing for washing machine, pvc window and door to the rear elevation. Door to the Garage.

### CLOAKROOM

With W.C, hand basin, radiator, opaque pvc window to the side elevation.

### 1ST FLOOR LANDING

With radiator.

#### BEDROOM 1 4.62m x 3.67m (15'2" x 12'0")

With walk in pvc bay window to the front elevation, radiator.

#### EN-SUITE BATHROOM 3.6m x 1.85m (11'10" x 6'1")

Fitted with a roll top freestanding bath, large walk in shower enclosure, W.C, pedestal hand basin, heated towel radiator, extractor fan, 2 Velux skylight windows, pvc window to the side elevation.

#### BEDROOM 2 4.45m x 3.56m (14'7" x 11'8")

With dormer window to the rear elevation, radiator.

#### EN-SUITE SHOWER ROOM 1.88m x 1.17m (6'2" x 3'10")

Fitted with a large walk in shower enclosure, W.C, pedestal hand basin, heated towel radiator, pvc window to the side elevation.

#### BEDROOM 3 4.19m x 3.2m (13'8" x 10'6")

With walk in pvc bay window to the front elevation, radiator.

#### BEDROOM 4 3.79m x 3.27m (12'5" x 10'8")

With pvc windows to the side and rear elevations, radiator.

#### BEDROOM 5 2.49m x 2.46m (8'2" x 8'1")

With pvc window to the rear elevation, radiator, access to roof space.

#### BEDROOM 6 2.44m x 2.43m (8'0" x 8'0")

With pvc window to the front elevation, radiator.

#### FAMILY BATHROOM 2.99m x 2.4m (9'10" x 7'11")

With a panelled bath, large walk in shower enclosure, W.C, pedestal hand basin, extractor, built in airing cupboard housing







the hot water cylinder, heated towel radiator, pvc window to the rear elevation.

### OUTSIDE

To the front is a large lawned garden with inset trees. A gravelled drive providing ample parking leads to the:-

### GARAGE 5.24m x 3.61m (17'2" x 11'10")

With up and over vehicle door, light and power connected, Worcester oil fired central heating boiler.

The rear garden is mainly lawned with a patio seating area, garden Shed and wooden Pergola.

### TENURE

Freehold.

### SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by 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 D - 2025/26 - £2,155.88





## 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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.









### Ground Floor

Approx. 121.3 sq. metres (1305.4 sq. feet)



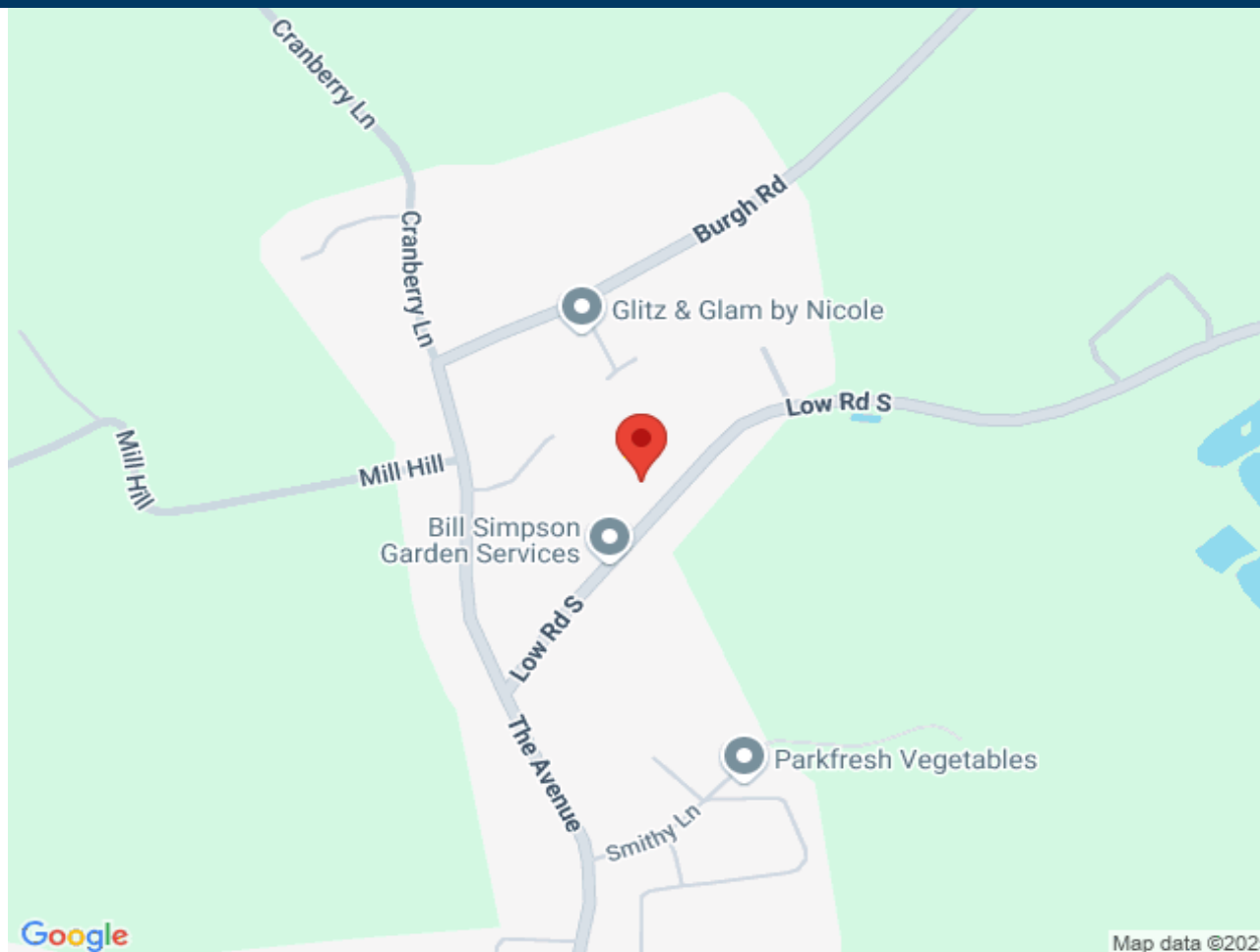
### First Floor

Approx. 100.0 sq. metres (1076.1 sq. feet)



Total area: approx. 221.3 sq. metres (2381.5 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	73 C
39-54	E		
21-38	F		
1-20	G		