



Balandra, Church Road, Friskney, PE22 8RD



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£325,000



Key Features

- Detached Bungalow
- Three Bedrooms
- Open Plan Lounge/Dining/Kitchen
- En-Suite & Shower Room
- Driveway & Detached Garage
- Enclosed Rear Garden
- Underfloor Heating and Air Conditioning
- EPC Rating C
- Freehold



This well presented 5 year old bungalow was built to a high specification including disabled access. There are open farmland views to the rear and it is set in a pleasant village location which is on a bus route and proudly boasts a general store, post office and thriving village hall, all within 2 minutes walking distance of the bungalow.

The accommodation comprises entrance Lobby, Hallway, open plan Lounge and Dining Kitchen, Utility Room, family Shower Room, 3 double Bedrooms with master En-Suite. Outside, the property has gardens to 3 sides, a block paved driveway and a large Garage. EPC Rating C





SPECIFICATION

Balandra offers underfloor heating throughout, air conditioning, double glazing with colonial style shutters, solid oak internal doors, 2 sets of bi-fold doors with built in blinds, solid oak worksurfaces in the Kitchen, integrated appliances plus a water softening unit and boiling-water tap. Heating, hot water and the kitchen hob are fuelled by an underground LPG gas tank.

The property has the benefit of an Architects Certificate carried out by Neil Dowlman.

ACCOMMODATION

Part glazed front entrance door through to the:

PORCH

Having tiled floor, smoke alarm and part glazed oak door leading to the:

ENTRANCE HALL

Having inset ceiling spotlights, smoke alarm, built-in cupboard with shelving, further built-in double cloaks cupboard with automatic lighting and access to fully boarded roof space with drop down ladder and light.

OPEN PLAN LOUNGE & DINING KITCHEN 8.31m x 5.94m (27'4" x 19'6")

(max) Having windows to front & rear elevations, bi-fold doors with built-in blinds to side & rear elevations, inset ceiling spotlights, laminate flooring, air conditioning and television/telephone/satellite connection points. Fitted with a range of base & wall units with oak work surfaces comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards water softener & boiler for multi-purpose tap, drawers and integrated dishwasher under. Work surface return with inset LPG hob, cupboards and integrated electric oven under, cupboards and extractor over. Further work surface forming breakfast bar with cupboard and integrated fridge under.



UTILITY 3.07m x 1.78m (10'1" x 5'10")

Having window to rear elevation, tiled floor, extractor fan and LPG fired boiler providing for both domestic hot water & underfloor heating with the boiler also serving the gas hob. Work surface with upstand, inset stainless steel sink, cupboard under. Work surface return with cupboards, drawers, space & plumbing for automatic washing machine, space & power for a freezer under.

MASTER BEDROOM 4.34m x 3.85m (14'2" x 12'7")

(max - wardrobes in addition) Having window to front elevation, inset ceiling spotlights, air conditioning, television aerial & telephone connection points and fitted wardrobes to one wall.

EN-SUITE

Having window to side elevation, heated towel rail, tiled floor, tiled walls and extractor fan. Fitted with a suite comprising: shower enclosure with overhead & hand held shower fitting over, WC with concealed cistern and wash hand basin inset to vanity unit with cupboard under.

BEDROOM TWO 4.32m x 3.05m (14'2" x 10'0")

(max) Having window to rear elevation, air conditioning and television aerial & telephone connection points.

BEDROOM THREE 3.89m x 3.58m (12'10" x 11'8")

(max) Having window to front elevation, air conditioning and television aerial & telephone connection points.

SHOWER ROOM

Having window to rear elevation, heated towel rail, tiled walls, tiled floor and extractor fan. Fitted with a suite comprising: walk-in shower enclosure with overhead rainfall & hand held shower fitting, WC with concealed cistern and wash hand basin inset to vanity unit with cupboard under.





EXTERIOR

To the front of the property there is a raised lawned area, box hedge and underground LPG storage tank. A block paved driveway with turning area provides off-road parking and leads to the:

DETACHED GARAGE 7.21m x 3.38m (23'8" x 11'1")

Being internally boarded & insulated and having electric roller door, part glazed uPVC door to garden, light and power.

SIDE & REAR GARDEN

Having shaped lawn, paved footpath, decked area to side, porcelain tiled patio to side & rear, outside electric point and cold water tap.



TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via a LPG fired boiler which provides zoned underfloor heating throughout and the property is double glazed.

VIEWING

By appointment with Newton Fallowell - telephone 01754 766061.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2025/26 - £1,916.34

AGENT'S 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.



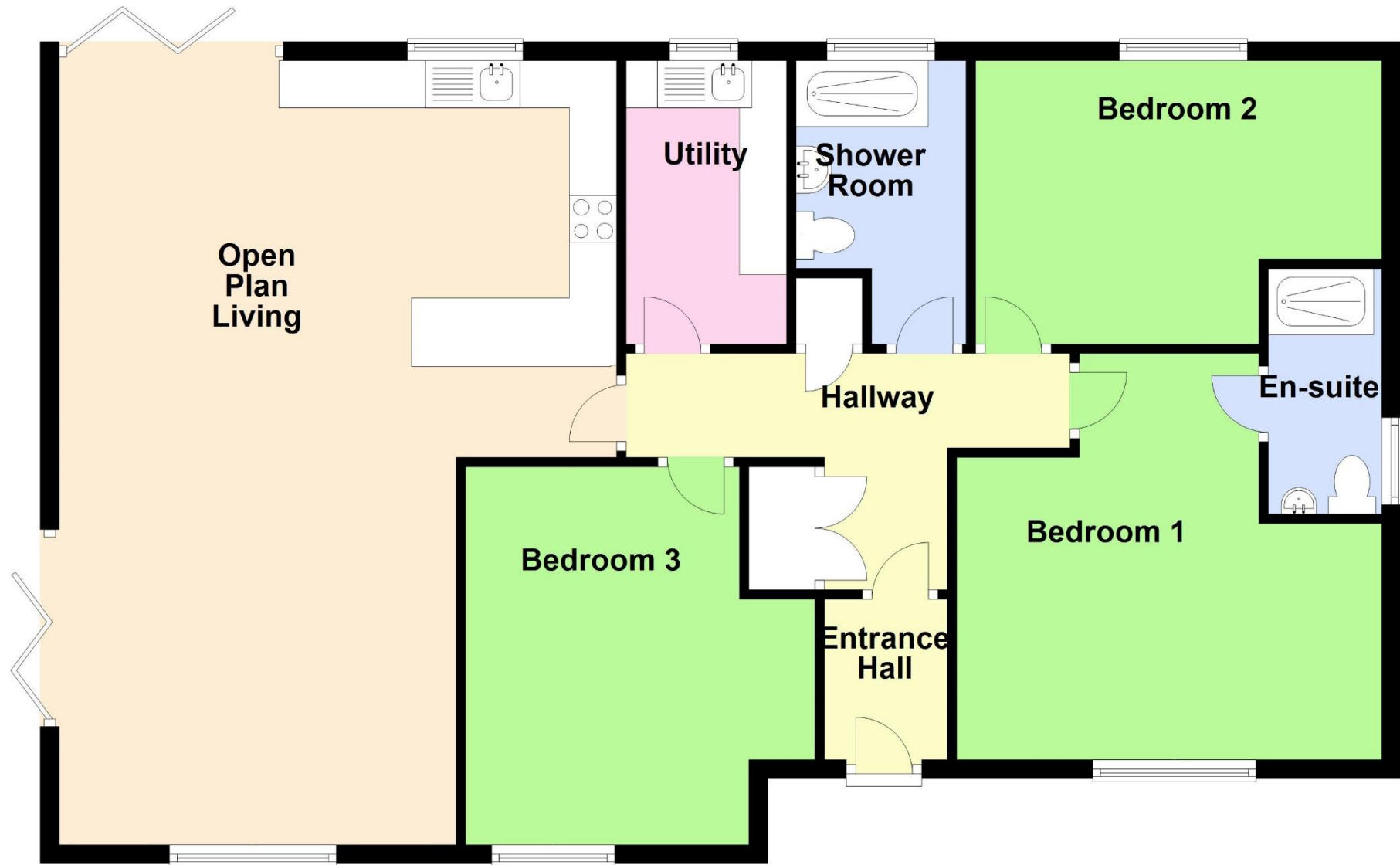




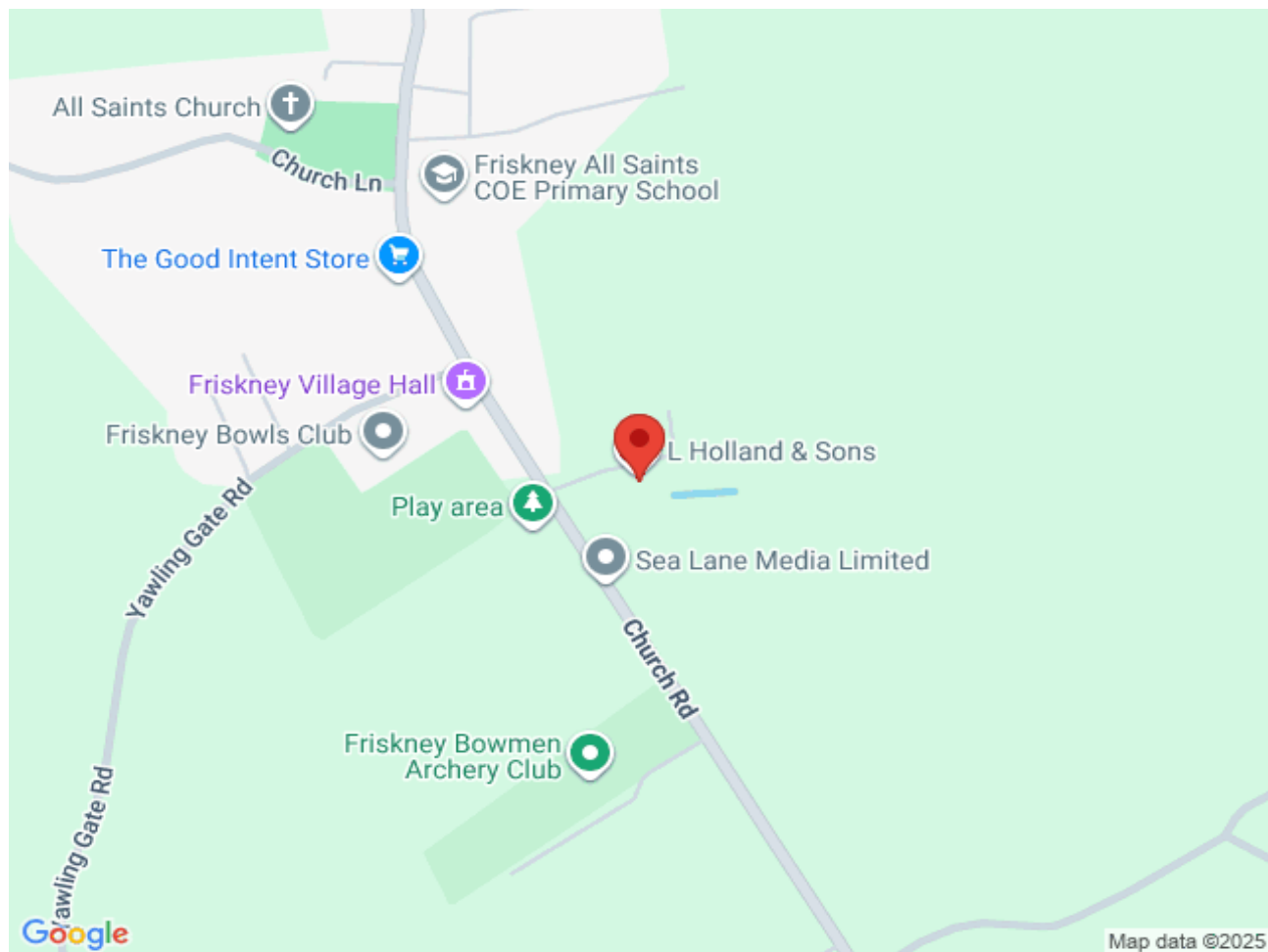
 **NEWTON**
FALLOWELL

Ground Floor

Approx. 109.7 sq. metres (1181.0 sq. feet)



Total area: approx. 109.7 sq. metres (1181.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		