



Saratoga, Field Lane, Friskney, PE22 8RL

welcome to

Saratoga, Field Lane

Well presented, 3 Bed Detached Family Home, edge of Village Location, boasting a pleasant rural aspect, generous sized plot, incorporating an abundance of Parking facilities, great location for thriving East Coast Resort of Skegness & the bustling Port Town of Boston. Viewing absolutely Essential.

Accommodation

Entrance is via a double glazed Front entrance door with opaque glass panel inserts, leading into;

Hallway

Which has a radiator, stairs rising to the 1st floor and doors leading to;

Lounge

11' 10" x 15' 3" (3.61m x 4.65m)

With a double glazed window to the front elevation allowing for a pleasant view over the adjacent rural aspect, an exposed stone feature fireplace and hearth with wooden mantles over and display recesses, coved ceiling and a radiator.

Dining Kitchen

21' 8" x 11' 3" (6.60m x 3.43m)

The Kitchen is extremely well equipped, with a stylish Kitchen boasting wall, base and drawer units with complimentary work top areas and tiled splash backs, tiled flooring for ease of maintenance, radiator, coved ceiling, an integrated hob, oven and pull out extractor over, inset sink with mixer taps, integrated dishwasher, space and plumbing provision for a washing machine, space for further appliances, ample space for a Dining Table, radiator and boasting a dual aspect on account of the 2 double glazed windows which are set to the side and to the rear elevations, with views over the Garden and allowing for a good flow of natural light. There is additional storage off the Kitchen by way of a useful under stairs cupboard, whilst a door leads off the Kitchen into;

Rear Lobby Area/ Garden Room

Which has 2 double glazed windows set to 2 elevations, again allowing for a good flow of natural light, a double glazed door with an opaque panel

set to the top half leading out into the rear Garden, a personnel door into the integral Garage and a further door leading to;

Ground Floor Cloaks/wc

Which has an opaque window to the side elevation and a low flush WC.

1st Floor Landing Area

With loft hatch access, the loft area, the vendor informs us has the benefit of a pull down ladder, light and power connections and is boarded for storage. The landing area itself also has a radiator, double glazed window to the side elevation which allows for a view of the rural aspect beyond and doors to;

Bedroom 1

12' 8" x 12' 4" (3.86m x 3.76m)

With a double glazed window to the front elevation which allows for a view of the rural aspect beyond and a radiator.

Bedroom 2

12' 8" max. into door recess narrowing to 10' 1" min x 10' 11" (3.86m max. into door recess narrowing to 3.07m min x 3.33m)

With a radiator, a double glazed window to the rear elevation which allows for a view of the rural aspect beyond, having the benefit of a range of fitted wardrobes with sliding door access and useful over head cupboards for storage with further fitted drawers and cupboards giving an abundance of storage space.

Bedroom 3

7' 11" x 8' 8" (2.41m x 2.64m)

With a double glazed window to the front elevation which again allows for a view of the rural aspect





beyond, radiator and a fitted wardrobe which is incorporated above the over stair bulk head, which is a practical use for this area.

Bathroom

Fitted with a 3 piece suite comprising of a panelled bath, with 'Antique' telephone style Shower Mixer taps over, low flush WC, pedestal wash hand basin, tiled splash backs, opaque window to the rear elevation, radiator and an airing cupboard incorporating the hot water tank and shelving.

Externally

The property occupies a larger than average corner plot with 'Wraparound' Gardens, which comprise of extensive lawned areas complimented by various pathways and paved patio seating areas to enable the Homeowner to take full enjoyment of the outside space, fresh air and sunny aspect. There is outside lighting and an outside tap, an abundance of planted beds & borders which boast numerous mature plants, trees and shrubs, providing all year round interest and colour. The boundary is enclosed with fencing and hedging. The Garden incorporates an oil tank, an attached boiler house to the rear which houses the floor mounted oil central heating boiler, a timber Summer House with glazed double doors and 3 windows set to 3 elevations, a great Garden retreat during warmer months. Parking comes by the way of a Driveway to the front of the property, which in turn allows access to;

Garage

20' 2" max narrowing to 15' 7" min x 8' 1" (6.15m max narrowing to 4.75m min x 2.46m)

With an Electric Roller door for vehicular access, power connections, good space for appliances if required and a personnel door which leads off to the rear lobby as previously described.

Externally Cont.

With further Parking provisions located to the rear of the property with an additional Driveway allowing

Parking for multiple vehicles if required, which would lend itself well to those wishing to securely park a Motor Home, Caravan, Trailer etc. or a Household with multiple vehicles, which is a real selling feature of the Home.

Area Information

Please follow the link below which will provide a useful source of information relating to the local area.

<https://lovelincolnshirewolds.com/explore>



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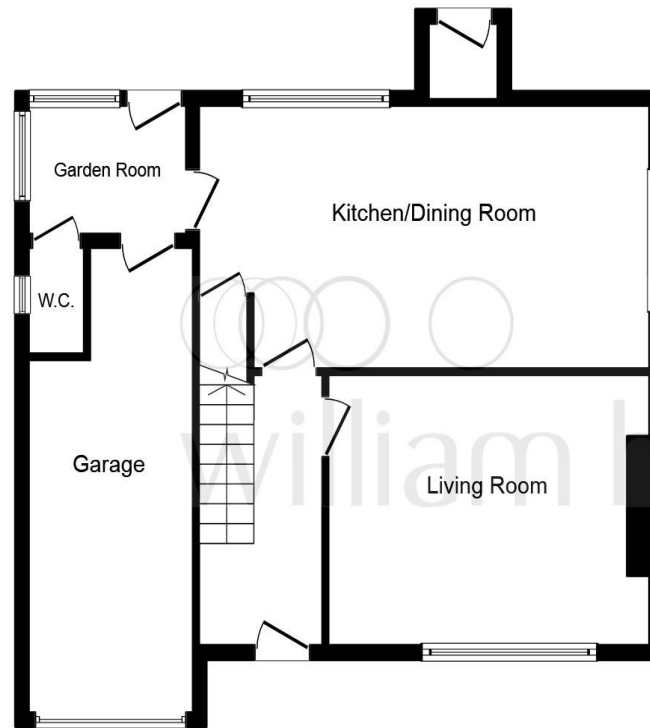
- Well Presented 3 Bed Detached Family Home
- On a Larger than Average Corner Plot position, with Delightful Lawned Gardens & an Abundance of Parking Available
- 21' Dining Kitchen, 15' Lounge, Ground Floor Cloaks/WC
- Double Glazing as Stated & Central heating
- Pleasant Edge of Village Rural Position, Viewing a Must.

Tenure: Freehold EPC Rating: E

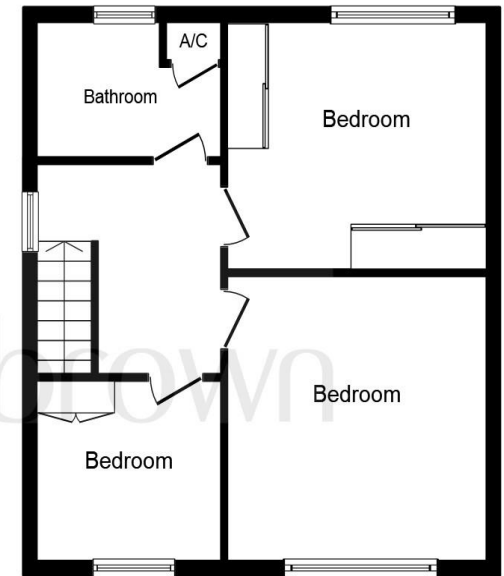
£235,000

directions to this property:

See multi map illustration



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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