



2 Swallow Cottage, Sea Lane, Friskney, Boston

£165,000



Willsons
SINCE 1842

2 Swallow Cottage, Sea Lane,
, Friskney, Boston,
Lincolnshire, PE22 8SD

"AGENT'S COMMENTS"

A semi detached 2 bedroom country cottage in this rural village location convenient for both Skegness and Boston. Being recently upgraded by the vendors this attractive cottage boasts a 17ft lounge, 19ft refitted dining kitchen, refitted shower room and 2 bedrooms. Upvc double glazed windows and doors, independent electric heaters, parking for a vehicle, lawned rear garden, 2 sheds and paved patio. Overlooks grassland to the rear, part of which can be purchased by additional negotiation. NO ONWARD CHAIN.

LOCATION

Friskney situated off the A52 is a village in Lincolnshire situated approx. 13 miles north-east of Boston and 10 miles south-west of the coastal town of Skegness both with hospitals, wide range of shops and train stations. Friskney has a primary school, village hall, two public houses and a village shop. There are a variety of clubs and societies. Old Leake approx. 5 miles south west has a secondary school and doctor's surgery. The neighbouring market town of Wainfleet is approx. 4 miles north east and has a railway station, doctor's surgery and small range of shops.



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Accommodation

Upvc double glazed front entrance door opens into the

Dining Kitchen

19'7" x 8'4" (5.97m x 2.54m)

Recently refitted with a range of cream high gloss wall and base units with soft close drawers and doors, roll edged worksurface over with complimentary cream metro tiled splashback. stainless steel single drainer sink with mixer tap, 4 ring ceramic electric hob with concealed hood above, oven unit containing the integrated electric oven and grill, integrated refrigerator, space and plumbing for washing machine, electric wall mounted radiator, Upvc double glazed front and rear windows, Upvc double glazed exterior door onto the rear garden. Herringbone style vinyl flooring, loft hatch and cupboard containing the electric consumer unit.

Inner Hall

Upvc double glazed front window and loft hatch.

Bedroom 1

10'4" x 10' (3.15m x 3.05m)

Upvc double glazed rear window and wall mounted electric panel heater.

Bedroom 2

9'3" x 8'7" (2.82m x 2.62m)

Upvc double glazed rear window and wall mounted electric panel heater.

Shower Room

6'7" x 5'2" (2.01m x 1.57m)

Recently refitted with a shower cubicle with electric shower and mermaid style rear boarding. Integrated white Wc and wash hand basin with enclosed cistern and cupboard below. Wall mounted electrically heated chrome ladder style towel rail and Upvc double glazed front window.

Lounge

17'7" x 13'2" (5.36m x 4.01m)

Pair of Upvc double glazed rear patio doors, Upvc double glazed rear window, Large rustic brick inglenook style Fireplace with a wooden mantel, tiled hearth and multi fuelled Stove .

Exterior

The gravelled driveway off Sea Lane is owned by 1 Swallow Cottage which also has a right to park a vehicle on eastern half of the drive next to 1 Swallow Cottage, it also enjoys a pedestrian right of way over the drive to the gate into its rear garden. 2 Swallow Cottage has both pedestrian and vehicular rights of way over the drive to it's vehicle parking space immediately in front of the property.

Rear Garden

Being mainly lawned with rear concreted path, paved sitting area and 2 wooden sheds. The rear boundary is presently marked by 2 wooden posts. Note the property overlooks grassland to the rear, some of which could be purchased by additional negotiation.

Tenure and Possession

The property is freehold with vacant possession upon completion. Note the front drive way is owned solely by 1 Swallow Cottage over which both cottages have vehicular and pedestrian rights of way.

Services and Construction

We understand that mains electricity, water and drainage are connected to the property. Heating is via wall mounted independent electric panel heaters and radiators. Being a single storey cottage of red facing brick to the front and concrete rendered exterior under a pitched tiled roof.

Local Authority

Council Tax Band 'A' payable to the local authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs. LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The Property has an energy rating of 40 E. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate. Reference Number: 0155-2870-7748-9528-3561.

Viewing

Viewing is strictly by appointment with the Skegness Office at the address shown below.

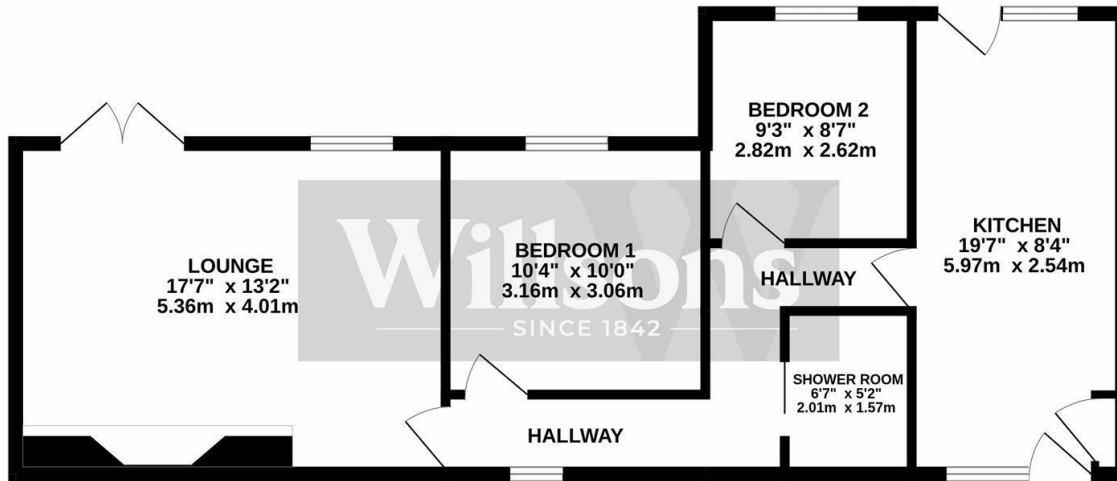
Location

Proceed south out of Skegness on the A52 road to Boston proceeding past Wainfleet town and turning left at the Friskney Crossroads (The Barley Mow Public House) onto Sea Lane, whereupon the property will be found on the right hand side.

What3words

towel.fairness.worksheet





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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