



Wellington House, Fold Hill, Friskney, Boston

£350,000



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Willsons
— SINCE 1842 —

Wellington House, Fold Hill,
, Friskney, Boston,
Lincolnshire, PE22 8RG

"AGENT'S COMMENTS"

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £350,000****

A superbly appointed modern detached family home situated on the southern outskirts of this popular village convenient for both Skegness and Boston. This property offers a high level of versatility and would suit multi-generational living boasting an impressive entrance hall, lounge with media wall and bio fire, 21ft cinema room/bar, fitted kitchen with island and granite worksurfaces, family room, dining room, ground floor bedroom and cloakroom, spacious first floor landing, master bedroom suite, 2 further double bedrooms and bathroom. Upvc double glazed windows and doors, oil fired central heating and 0.24 acre gardens with ample parking, the enclosed rear garden with entertaining areas, 29ft office/garden room, summerhouse. 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

Stylish composite double glazed entrance door with side screens opens into:

Entrance Porch

With ceramic tiled floor, feature radiator, side window, twin internal single glazed doors opening into:

Entrance Hall

With a return open banister staircase, stylish radiator, understairs storage cupboard and part panelled walls.

Lounge

17'10" x 12' (5.44m x 3.66m)

Having a media wall to one side with inset television and displays and an inset bio-fire, front bay window and stylish radiator.

Dining Room

11'9" x 9'11" (3.58m x 3.02m)

Being central hub of the house having ceramic tiled floor, patio doors to the rear garden, radiator, opening into:

Breakfast Kitchen

17'6" x 11'10" (5.33m x 3.61m)

Equipped with a stylish range of soft close wall and base units having a complimentary granite worksurface over with cutaway for inset double bowl enamelled belfast sink with mixer tap, matching central island with granite worksurface incorporating wine cooler, integrated double electric oven, coffee machine and grill, 5 ring induction ceramic hob, extractor, integrated dishwasher and fridge, plinth heater, side window, larder/pantry cupboard, deep pan drawers, ceramic tiled floor, opening into:

Family Room

11'4" x 10'3" (3.45m x 3.12m)

Having dual aspect windows and a pair of patio doors opening to the rear garden, feature radiator, exposed painted brick fireplace with tiled hearth, wooden mantle and inset log burner and ceramic tiled floor.

Utility Room

9'6" x 5'9" (2.90m x 1.75m)

Equipped with a range of base units with complementary granite worksurface, inset belfast style sink with mixer tap, pull-out storage facilities, integrated freezer and washing machine, door leading into:

Cinema Room & Bar

21'7" x 11'8" (6.58m x 3.56m)

Front window, built-in bar, patio doors opening onto the rear decked entertaining area, cupboard incorporating oil fired central heating boiler and hot water cylinder, under-floor heating and inset feature lighting.

Office-Bedroom 4

13'5 x 7'11" (4.09m x 2.41m)

Front window and stylish radiator.

Cloakroom

6'4" x 3'9" (1.93m x 1.14m)

Equipped with Wc, wash hand basin, towel rail-radiator, side window and tiled floor.

First Floor Landing

The spacious galleried landing with return staircase having a storage cupboard with shelving providing storage, part panelled walls, radiator and front window.

Master Bedroom

21'8"/15'5" x 13' (6.60m/4.70m x 3.96m)

Front window, stylish radiator, an extensive range of fitted wardrobes with inset lighting, door to:

Ensuite Shower Room

7'10" x 5'9" (2.39m x 1.75m)

Equipped with shower cubicle with direct shower, Wc, wash hand basin, window to rear, tiled flooring and splashbacks, chrome ladder style towel rail-radiator, built-in Bower & Wilkins ceiling mounted speaker system.

Bedroom 2

12'1" x 11'10" max (3.68m x 3.61m max)

With rear window, radiator, loft hatch.

Bedroom 3

11'10" x 9'3" (3.61m x 2.82m)

With front window and stylish radiator.

Family Bathroom

8'5" x 7'5" (2.57m x 2.26m)

Attractively equipped with a slipper style freestanding bath on feet, Wc, round wash hand basin with cupboard below, corner shower cubicle with direct shower, tiled flooring, pelmet lighting, stylish feature radiator, chrome ladder style towel rail and extractor fan.

Exterior

Having a lawned front garden with sweeping gravelled drive allowing ample parking and a gravelled path leads to the side of the property and the front entrance door, the rear garden is enclosed with fencing and a hedge to the rear being landscaped with lawned areas, paved patio, decked and gravelled entertaining areas, storage shed to the side of the property upon a concrete base with doors to front and rear and light and power, timber summer house with electric wall heater, light and power and an outdoor:-

Office/Garden Room

29'4" x 8'11" max (8.94m x 2.46m max)

Being of timber construction which is internally clad and plastered walls, tiled flooring and light and power, Upvc double glazed windows and door, 2 feature radiators, allowing a versatile space for the benefit of the property.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity, water and drainage are connected to the property. Heating is via an oil fired central heating boiler.

Local Authority

Council Tax Band 'D' payable to 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 63D. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 8621-7723-3390-4679-5992.

Viewing

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

What3words

laser.thousands.hurdles

Location

Proceed south out of Skegness on the A52 road to Boston past the town of Wainfleet, over the Friskney crossroads at the Barley Mow then turning second right into Wrights Lane. Proceed along to the end of Wrights Lane turning left at Fold Hill whereupon the property will be found on the right hand side.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

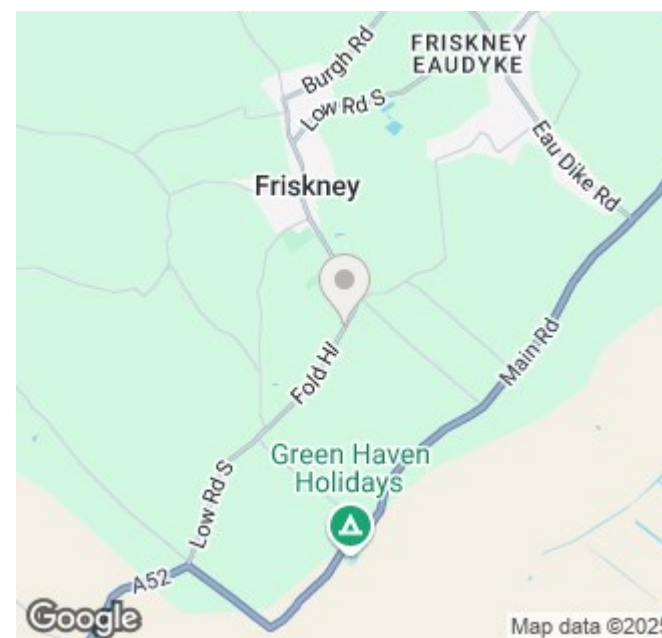
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FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

