



Sprayfields, Claxey Bank, Friskney

£425,000



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Willsons
— SINCE 1842 —

Sprayfields, Claxey Bank,
Friskney, Boston,
Lincolnshire, PE22 8PW

"AGENT'S COMMENTS"

Set on an acre plot (STS), boasting far reaching views and having a rural feel situated on the outskirts of Friskney. This spacious detached bungalow offers vast living accommodation as well as having a 366m² commercial workshop & barn within its grounds. The property benefits from a games/bar room, en-suite to master bedroom, kitchen/diner, dining area, utility and offered with no onward chain.

LOCATION

Friskney situated off the A52 is a village in Lincolnshire situated approximately 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 itself has a primary school, village hall, a public house and village shop. There are a variety of clubs and societies. Old Leake lies 5 miles south west and has a secondary school and grocery store. The neighbouring market town of Wainfleet is 4 miles north east and has a railway station, garage and a small range of shops.



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Front Of Property

Having boundaries of fencing and mature hedging, the property is accessed via double timber gates and the tarmac driveway leads to the parking area. The frontage is laid to grass with areas of low maintenance gravel having brick edging and raised walls creating a multi level garden.

Entrance Hallway

With decorative stained glass uPVC door having side glazed panels to the front of the property, carpeted flooring and access to the loft space.

Lounge

26'10" x 14'6" (8.18m x 4.42m)

With brick built surround open fireplace, archway to the dining area, carpeted flooring, patio doors to the rear of the property and windows to the front and side of the property.

Dining Area

11'9" x 13'2" (3.58m x 4.01m)

With carpeted flooring, archway to the lounge and window to the front of the property.

Kitchen/Diner

19'9" x 14'11" (6.02m x 4.55m)

With a range of Country style base and wall units, tiled splashbacks, electric ceramic hob, extractor hood, electric double oven, integrated fridge, granite tiled flooring and internal window to the conservatory at the rear of the property.

Rear Inner Hallway

With internal door from the conservatory and carpeted flooring.

Conservatory

10'6" x 8'11" (3.20m x 2.72m)

With granite tiled flooring and windows to the side and rear of the property.

Cloakroom

With granite tiled flooring, WC, sink with vanity unit and window to the side of the property.

Utility

9'10" x 8'1"

With granite tiled flooring, base unit with composite resin sink and mixer tap, space and plumbing for washing machine, space for a tumble dryer, water supply for fridge/freezer, built in double cupboard and uPVC door to the side of the property.

Bedroom Four

13'10" x 9'8" (4.22m x 2.95m)

With built in storage cupboard housing the oil fired boiler, carpeted flooring and window to the side of the property.

Bathroom

15'4" x 11'4" (4.67m x 3.45m)

With granite tiled flooring, raised built in shower area with direct feed shower over, WC, sink, bath and window to the rear of the property.

Bedroom One

17'3" x 11'6" (5.26m x 3.51m)

With carpeted flooring (fitting scheduled) and window to the rear of the property.

En-Suite

With enclosed shower cubicle having direct feed shower over, granite tiled flooring, fully tiled walls, WC, sink and heated towel rail.

Bedroom Two

11'7" x 13'1" (3.53m x 3.99m)

With carpeted flooring and window to the front of the property.

Bedroom Three

13' x 11'4" (3.96m x 3.45m)

With carpeted flooring and window to the front of the property.

Games/Bar Room

10'9" x 26'9" (3.28m x 8.15m)

With granite tiled flooring, ample power sockets and ceiling spot lights.

Workshop & Barn

Of brick built construction with metal corrugated roofing panels, metal roller shutter door, office space having uPVC windows and door, power and light connected, open Dutch style barn to the rear of the workshop. Overall approximate size 366m².

Rear Garden

Predominately laid to grass having boundaries of mature hedging. A block paved patio area sits adjacent to the property bordered with a brick built dwarf wall.

Services

We understand that mains electricity and water are connected to the property. Heating is via an oil fired boiler and the drainage is a private system.

Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 2628-7035-6277-6886-7934

Tenure & Possession

The property is Freehold with vacant possession upon completion.

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.

Viewing

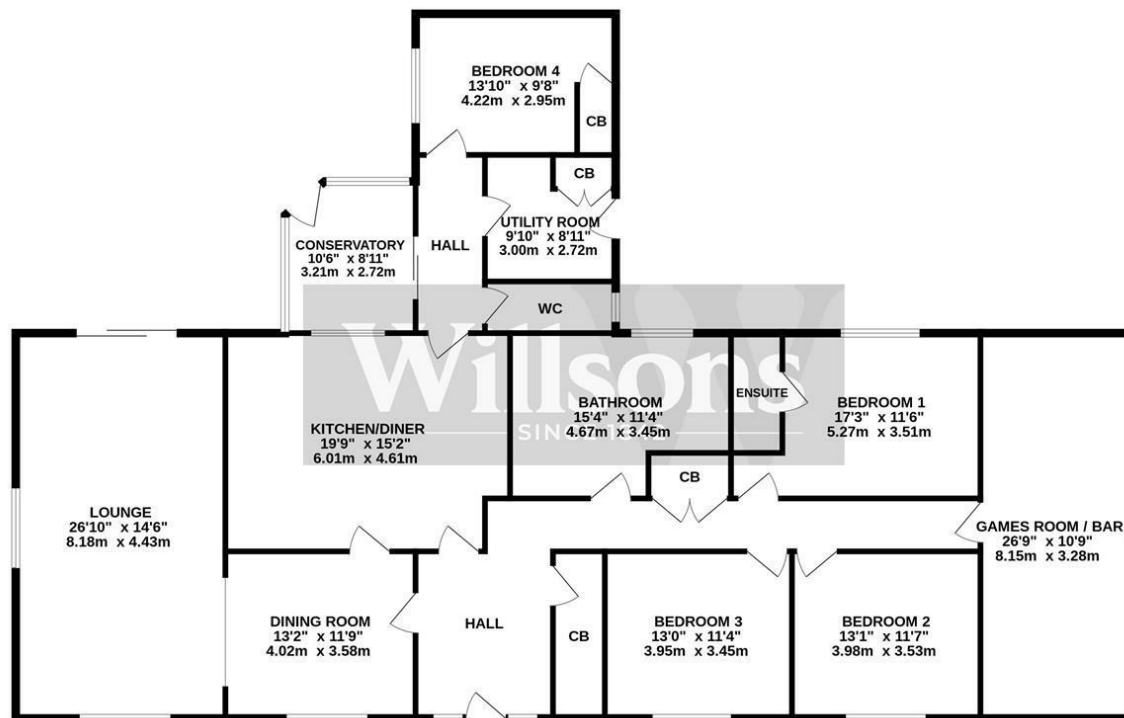
Viewing is strictly by appointment with the Skegness office at the address shown below.

What 3 Words

///drizzly.cornering.fountain



GROUND FLOOR 2465 sq.ft. (229.0 sq.m.) approx.



TOTAL FLOOR AREA : 2465 sq.ft. (229.0 sq.m.) approx.
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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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.

