



Gold Trusted
Service Award

2023

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BEST

ESTATE AGENT GUIDE
2023 : EXCEPTIONAL

SALES



Fen View

Low Road, Friskney, Boston, Lincolnshire. PE22 8NJ

BELL
ROBERT BELL & COMPANY



Fen View, Low Road, Friskney

Fen View is a spacious four bedroom bungalow with attractive gardens in the village of Friskney, conveniently located for the towns of Skegness and Boston with their full ranges of services and amenities. The property offers quality modern accommodation with an abundance of flexible space to suite a range of requirements. With oak featuring throughout and thoughtful use of the south-easterly aspect, the property makes for an excellent family home.

The property is subject to an Agricultural Occupancy Condition.

ACCOMMODATION

Large Storm Porch with oak beams supporting pitched roof, atop dwarf brick wall with brick flooring, with uPVC double glazed door and matching side panels to:

Entrance Lobby with built in storage space, carpeted floor and ceiling light. Wood obscure single glazed door with matching side panel to:

Hallway with built in storage space, radiator, wall and ceiling lights. Doors to further accommodation including:

Sitting Room having uPVC double glazed bay window to front and window to side aspect; large inglenook fireplace with oak surround, exposed brick back with large wood burning stove atop stone hearth, wood effect flooring, alcove open shelves, radiator, TV point, ceiling light and power points.

Kitchen having an excellent range of kitchen units to full height and central island, ceramic double Butlers sink inset to bevel edge worktop with space and connections for range cooker, upright





American style fridge freezer and dishwasher. Inset ceiling spotlights and central light features, tiled floor, radiator, alcove shelves to exposed brick columns and power points. uPVC double glazed doors to covered seating area to side aspect, wood door to utility and open to:

Living / Dining Room having skylight to ceiling, bi-fold doors leading on to patio to rear with view across paddocks, high level double glazed window to side aspect; tiled floor, floor standing wood burning stove to corner, TV point, ceiling spotlights and light over dining area and power points.

Utility having ceramic Butlers sink inset to bevel edge worktop with space and connections for washing machine and dryer, tiled floor, floor standing oil fired boiler built in storage space, ceiling spotlights and power points. uPVC double glazed door to rear, to:

Study / Studio with uPVC double glazed window to rear aspect; wood effect flooring, ceiling spotlights, radiator and power points.

Bedroom with uPVC double glazed window to rear aspect; wood effect flooring, radiator, TV point, ceiling lights and power points.

Bathroom having free standing slipper bath with column tap, wood surround, wash hand basin inset to wood worktop, mirror and lights over and low level WC. Tiles to walls and floor, built in airing cupboard, loft access hatch, radiator with towel rail and ceiling light.

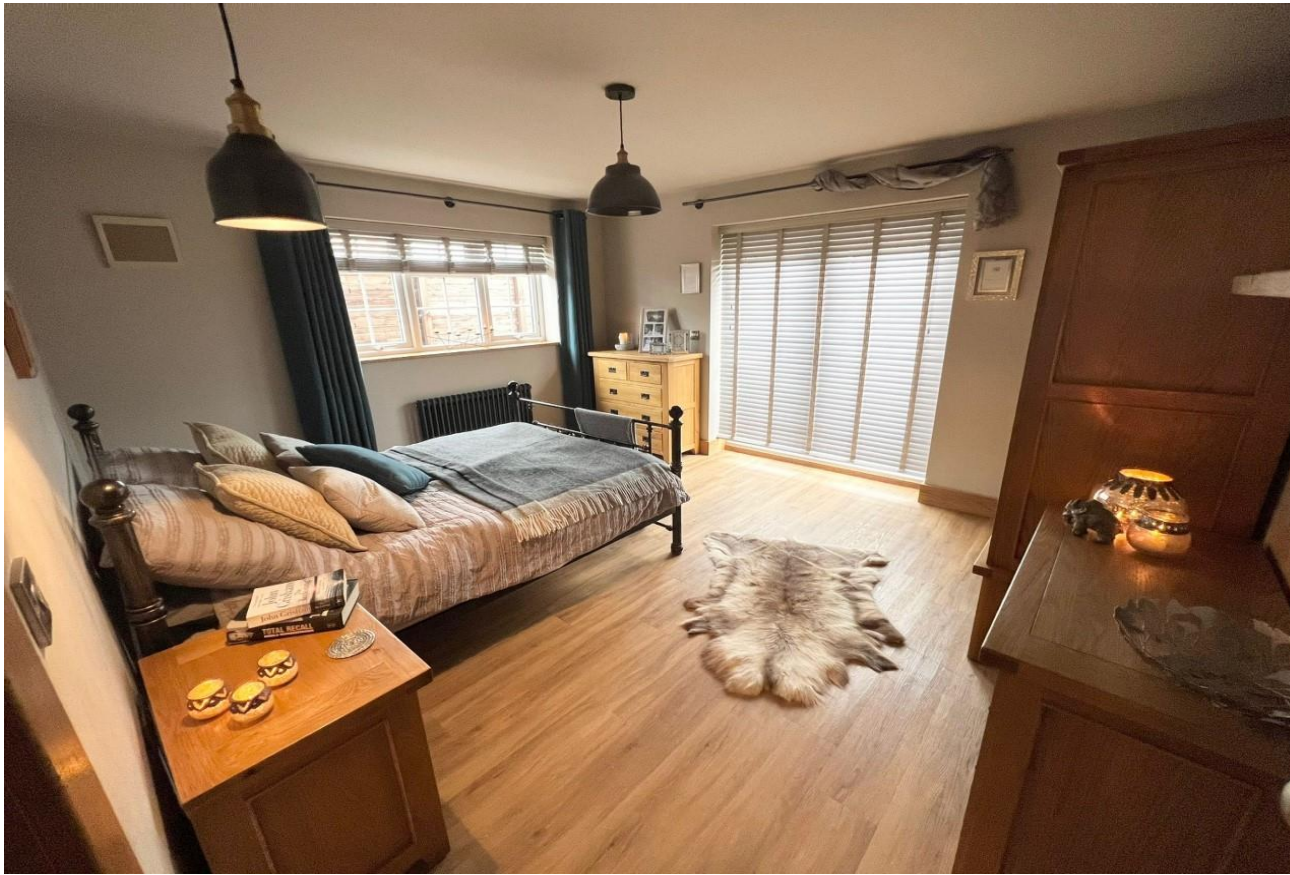
Bedroom having uPVC double glazed patio doors to rear, window to side aspect; wood effect flooring, radiator, TV point, ceiling light and power points.

Bedroom having uPVC double glazed window to side aspect; carpeted floor, radiator, TV point, ceiling light and power points.

Master Bedroom having uPVC double glazed bay window to front aspect; wood effect flooring, radiator, ceiling light and power points. Open to:

Dressing Room with uPVC double glazed window to front aspect; built in wardrobe space, wood effect flooring, wall and ceiling lights and power points. Door to:





En-suite Shower Room comprising shower cubicle with tiled surround, wash hand basin, high level WC, tiled floor and ceiling spotlights.

OUTSIDE

The property is approached via a gravel driveway with ample parking space for numerous vehicles. The gardens are predominantly laid to lawn with established plants, trees and shrubs creating a tranquil environment. Leading off the kitchen is a timber decked seating area with further garden space and an 'outdoor bar' to the side. The front garden includes a brick edged fish pond with wood walkway over.

East Lindsey District Council – Tax band: C

Mains water, electric. Oil fired heating. Private drainage system.

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.

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Email: horncastle@robert-bell.org;

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