



BRITISH
PROPERTY
AWARDS

2024

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GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



The Bungalow
Sea Lane, Friskney, Boston. PE22 8SD

BELL



The Bungalow, Sea Lane Friskney

The Bungalow provides three dual-aspect double bedrooms (two with en suite shower rooms) to a generous plot with child and pet friendly, secure garden spaces and beautiful field views to the rear. Enjoying a quiet position on this no-through road, the property is currently configured to provide two guest bedrooms with separate front garden; a third bedroom, family bathroom, living room, dining kitchen and garden room completing the accommodation. With two driveways, and a single garage, the property will suit a wide range of purchasers.

Friskney is a village, conveniently located for the towns of Skegness and Boston with their full ranges of services and amenities.

ACCOMMODATION

Entrance Hallway with composite double glazed front entrance door; carpeted floor and ceiling spotlights. Doors to central hallway and bedrooms.

Bedroom 1 with uPVC double glazed windows to front and side aspects; wood flooring, radiator, TV point, ceiling spotlights and power points. Door to:

En-suite Shower Room having shower cubicle with monsoon and regular heads over, sliding doors to rear; wash hand basin set to storage unit and low level WC. Tiles to walls and floor, heated towel rail and ceiling spotlights.

Bedroom 2 with uPVC double glazed window to front, window to side aspect; wood flooring, bench seat, radiator, TV point, ceiling spotlights and power points. Door to:





En-suite Shower Room having shower cubicle with monsoon and regular heads over, sliding doors to rear; wash hand basin set to storage unit and low level WC. Tiles to walls and floor, heated towel rail and ceiling spotlights.

Central Hallway with carpeted floor, loft access hatch, radiator, ceiling light. Doors to living room, bathroom and to:

Bedroom 3 with uPVC double glazed windows to side and rear aspect; radiator, ceiling light and power points,

Bathroom with uPVC double glazed obscure window to rear aspect; corner bath with monsoon and regular shower heads over, wash hand basin set to storage unit with roll edge counter top, bidet and low level WC. Tiles to walls and floor, heated towel rail and ceiling spotlights

Living Room having uPVC double glazed window to rear aspect; open fireplace with ornate surround, carpeted floor, radiator, TV point, ceiling light and power points. Door to:

Dining Kitchen having uPVC double glazed window to side aspect; sink and drainer set to roll edge worktop, electric cooker and hob, space and connections for upright fridge-freezer and under counter washing machine. Carpeted floor, wall mounted Ideal LPG boiler, radiator, ceiling lights and power points. Wood glazed door to:

Garden Room having uPVC double glazed windows to front and side, French doors to side, composite door to front aspect; radiator and ceiling light.

OUTSIDE

The property is approached to the front through double vehicle gates and up a gravel driveway providing parking for multiple vehicles and stood alongside a seating space and the front lawn. Contained by hedging and fencing, this is a child and pet friendly secure space.





To the front corner are further double vehicle gates, opening to gravelled parking and the **Single Garage** with up and over door, personnel door and window to side.

The main garden opens out to the side and continues around the rear - predominately laid to lawn and contained by mixed hedging and fencing to ensure a child and pet friendly secure space. A gravelled path circles the property.

The rear enjoys beautiful open views across arable farmland to the East, with the wind turbines on the coast visible in the distance.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: F

LPG heating.

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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Brochure prepared 25.04.2025

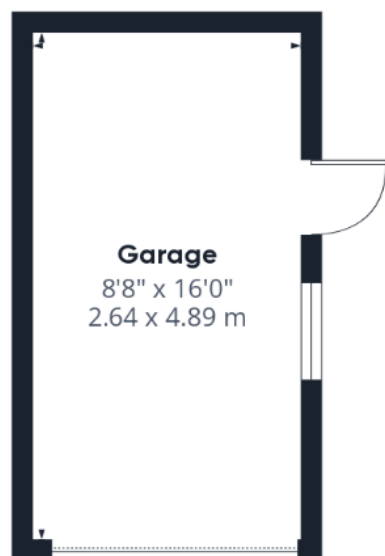




Approximate total area⁽¹⁾

1116.31 ft²

103.71 m²

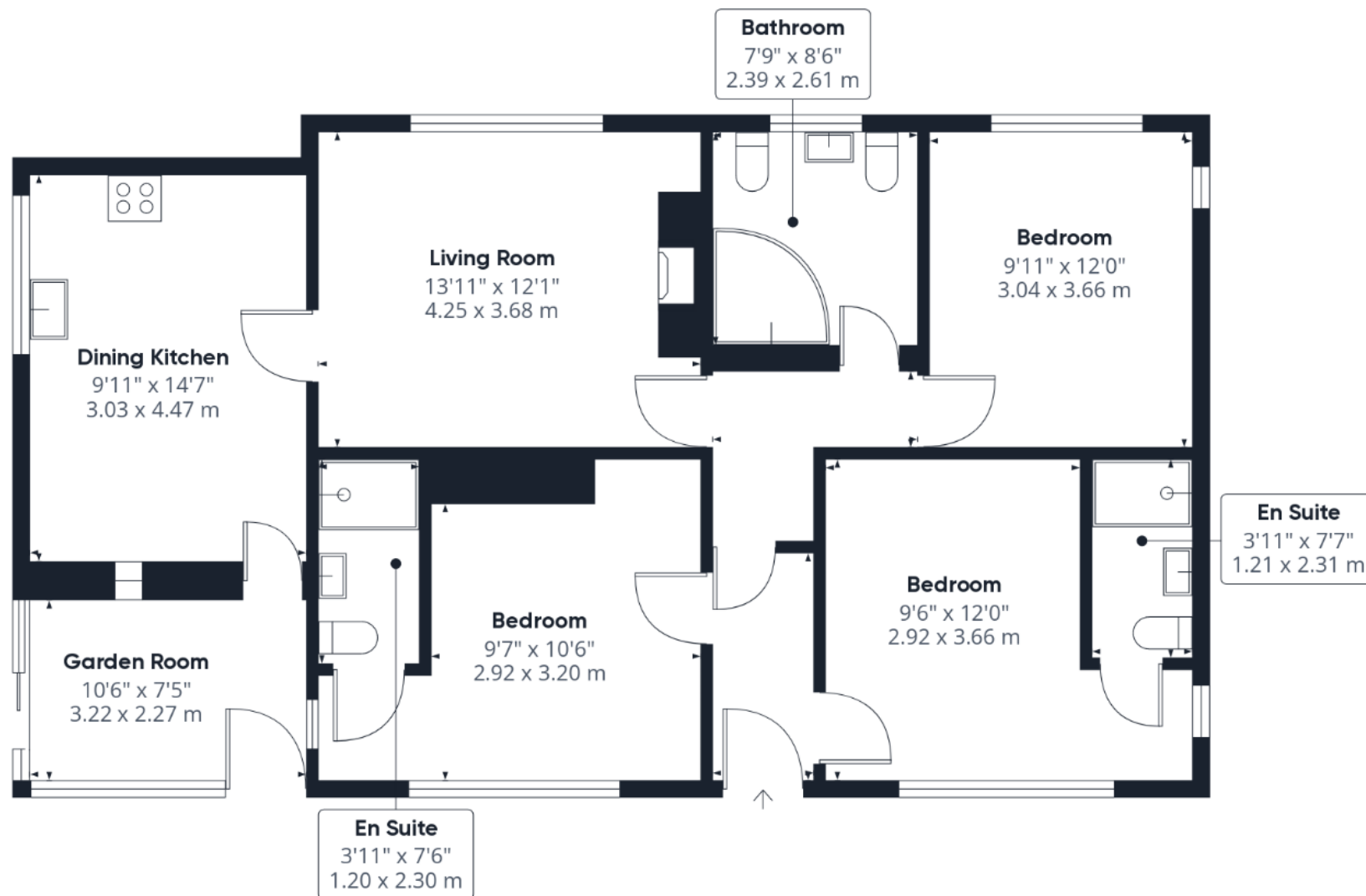


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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