



CHOICE PROPERTIES

Estate Agents

Fishermans Cottage Sea Lane,
Friskney, PE22 8SD

Price £239,995



Choice Properties are delighted to present 'Fisherman's Cottage', a charming and characterful two bedroom detached cottage, occupying an idyllic rural position on the Lincolnshire coast. Further benefitting from ample living space; with three reception rooms, this impressive property is not one to be missed! Contact our Alford branch now to arrange your viewing.

Benefitting from oil fired central heating, this characterful internal accommodation comprises:

Entrance Porch

Sliding door.

Kitchen

9'4" x 15'5"

Fitted with wall and base units with work surfaces over, 1.5 bowl stainless steel sink unit and drainer with mixer tap, space for freestanding fridge/freezer, integrated oven and four ring gas hob. Wall mounted electric storage heater. Staircase to the first floor landing.

Utility

9'4" x 6'6"

Dual aspect windows. Plumbing for washing machine.

Reception Room

11'0" x 13'8"

Wood burning stove. TV aerial point.

Office

4'5" x 6'1"

Space for desk.

Dining Room

11'4" x 14'9"

Multifuel stove set in open chimney.

Sitting Room

9'0" x 11'0"

Double opening 'French' style patio doors leading to the garden. Dual aspect windows.

En-suite

4'5" x 4'11"

'Wet Room' design with electric shower, hand wash basin and wc.

Landing

Doors to:

Bedroom 1

10'6" x 14'6"

Spacious double bedroom. TV aerial point. Cupboard housing the hot water tank.

Bedroom 2

10'6" x 6'1"

Double bedroom. TV point.

Bathroom

7'1" x 7'1"

Fitted with three piece suite comprising panelled bath tub with mixer taps and shower attachment, dual flush wc, hand wash basin. Loft access.

Outside

Double opening timber gates open up to the driveway and courtyard garden area which also houses the external oil boiler.

Outside you will also find a sizeable workshop, housing a small burner stove inside.

Tenure

Freehold.

Council tax

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Opening Hours

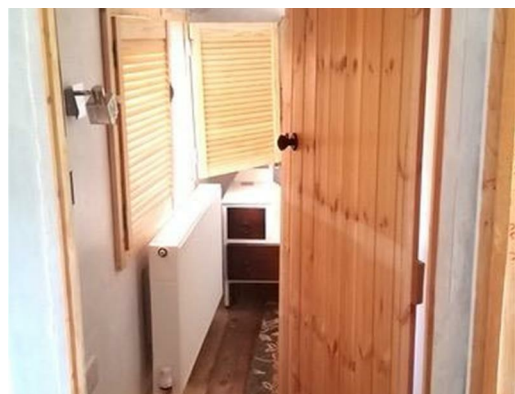
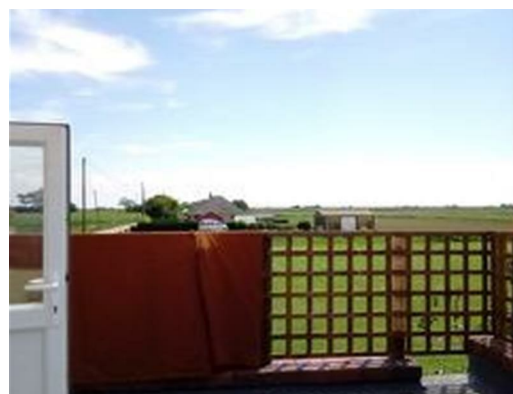
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

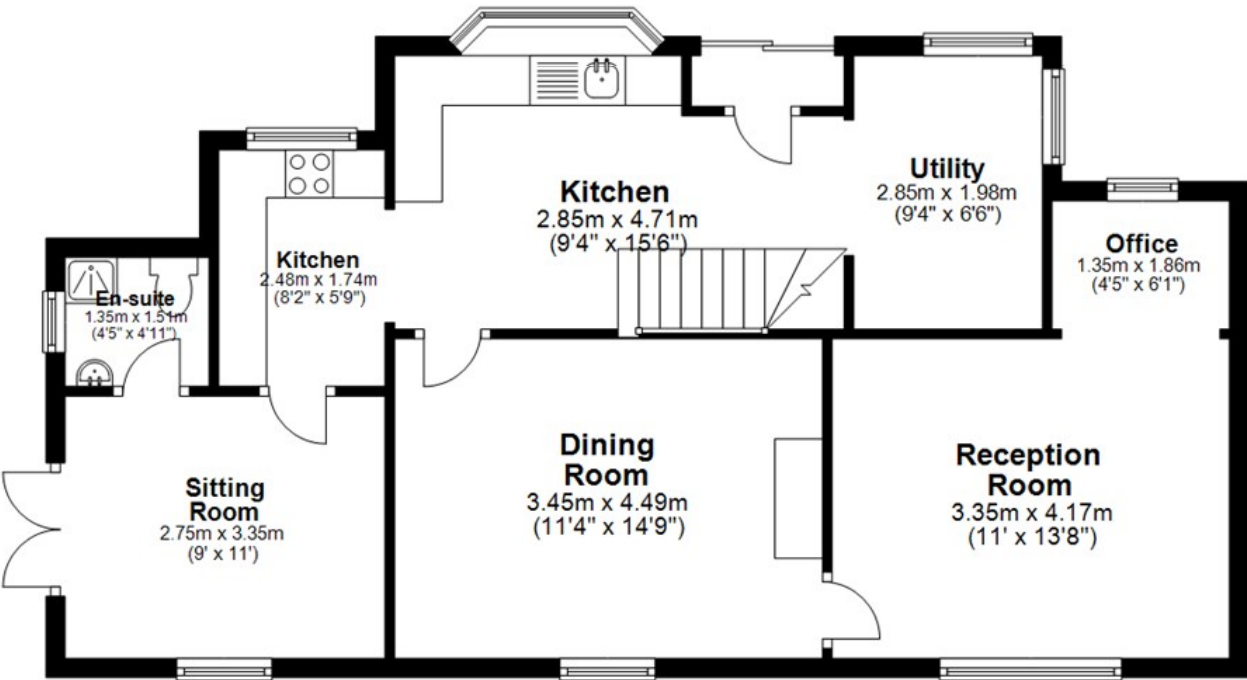
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us .to start the transaction quickly for you

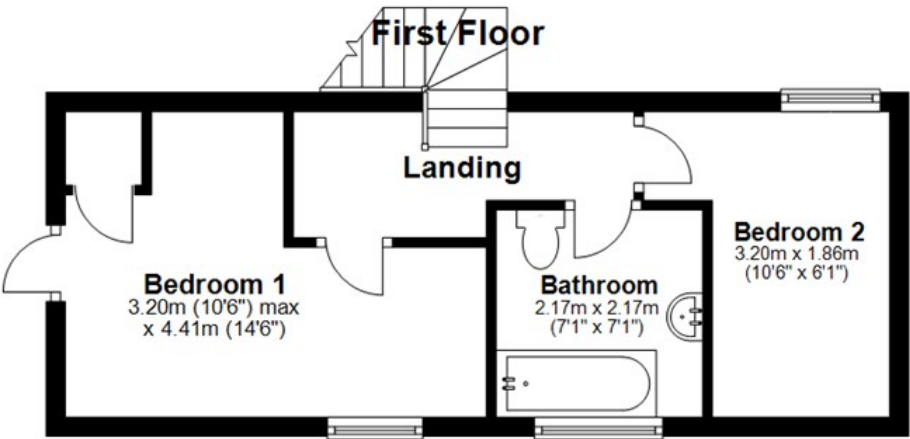
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Ground Floor



First Floor



Directions

Please use postcode PE22 8SD for directions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

