



# CHOICE PROPERTIES

## *Estate Agents*

Marsh View Sea Lane,  
Friskney, PE22 8SD

Price £325,000



Nestled in the charming semi-rural area of Friskney, this spacious detached house on Sea Lane offers a delightful blend of comfort and space. With three generously sized bedrooms, this property is perfect for families or those seeking extra space for guests or a home office.

Set on a large plot, the house boasts a well-maintained garden that provides ample outdoor space for relaxation and recreation. The surrounding area is peaceful, allowing for a tranquil lifestyle while still being within easy reach of local amenities.

One of the standout features of this property is the range of outbuildings, which present exciting opportunities for storage, hobbies, or work space.

The interior of the house is well presented, ensuring that you can move in with ease and start enjoying your new home right away. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

The property has the benefit of oil fired central heating and upvc double glazing. Internally the well presented accommodation consists of:

**Front entrance door to:**

**Entrance Porch**

**Hallway**

Staircase to the first floor landing. Radiator.

**Lounge**

Wood burner. Fitted storage cupboard. Radiator.

**Siiting/Dining Room**

Wood burner. Radiator. Media wall with fitted shelving.

**Kitchen**

Fitted wall and base units with work surfaces over. Integrated oven and hob. Integrated dishwasher. Stainless steel sink unit with mixer taps. Space for american style fridge/freezer. Pantry cupboard under the stairs. Part tiled walls. Radiator. Spot lighting. Rear door.

**Rear lobby**

Utility cupboard with plumbing for washing machine and dryer.

**Cloakroom W.C.**

W.C. and wash hand basin. Electric radiator.

**Rear hall**

Door to rear. Door to conservatory.

**Conservatory**

Double doors leading out to the garden.

**Landing**

Radiator. Access to the loft area.

**Bedroom 1**

Radiator. Fitted storage cupboard. Portable programmer and thermostat controls for the central heating.

**Bedroom 2**

Radiator.

**Bedroom 3**

Radiator.

**Bathroom**

With four piece bathroom suite which consists of a paneled bath, shower area with mixer shower, wash hand basin and w.c. Fully tiled walls. Radiator.

**Driveway**

Spacious driveway to the side of the property with parking for several vehicles. Large double timber gates.

**Gardens**

Spacious lawned gardens with feature planting. External oil fired combination boiler which supplies the central heating and hot water. External hot and cold water taps. Covered seating area.

## **Outbuildings**

There are three outbuildings to the rear of the property measuring:

5.3m x 5.5m

6.3m x 5.5m

6.4m x 5.5m

each have power and lighting.

There is also a covered wood store attached to the side and measuring 5.7m x 3m

## **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](http://www.e-lindsey.gov.uk)

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

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

## **Opening Hours**

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

Saturday 9.00 a.m. to 3.00 p.m.

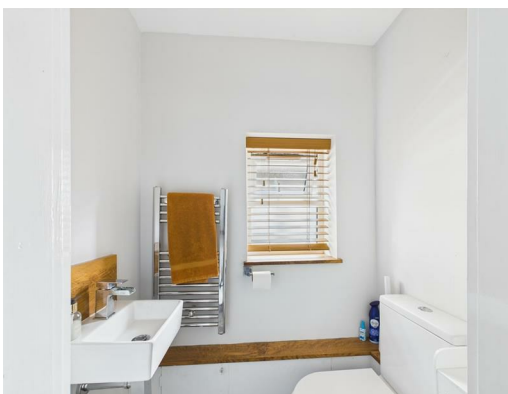
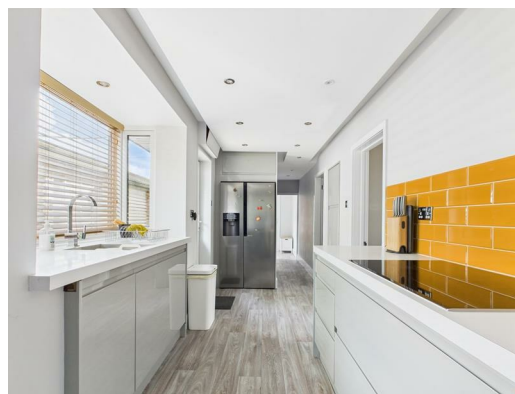
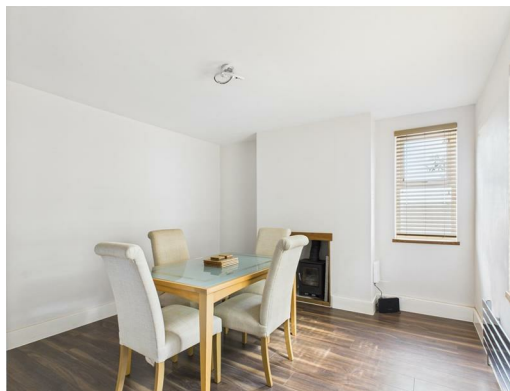
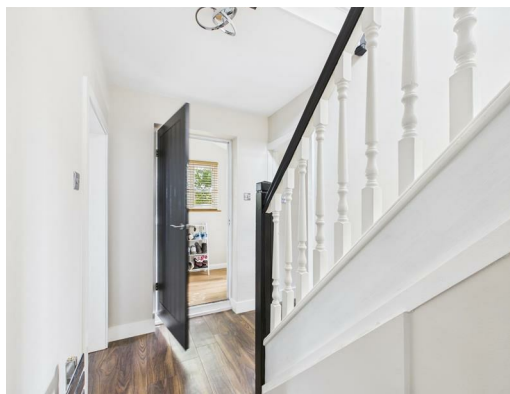
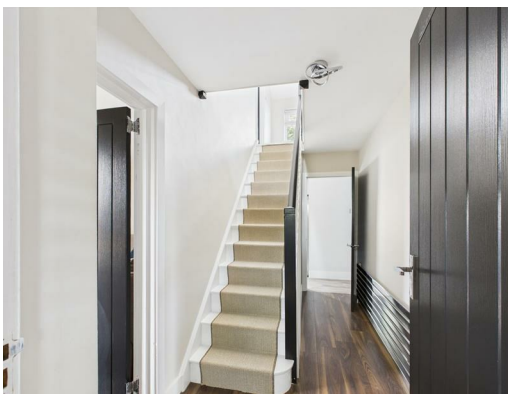
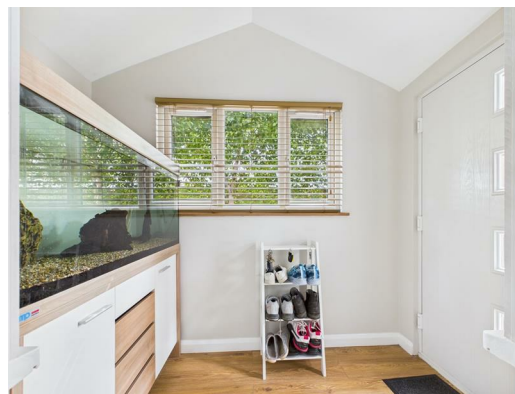
## **Making an offer**

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.

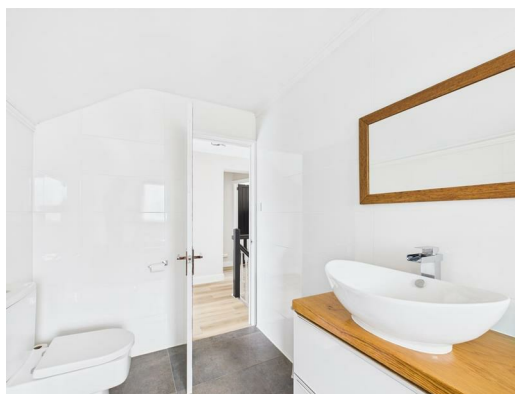
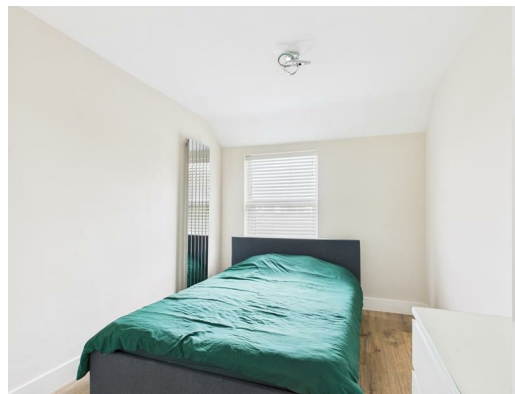
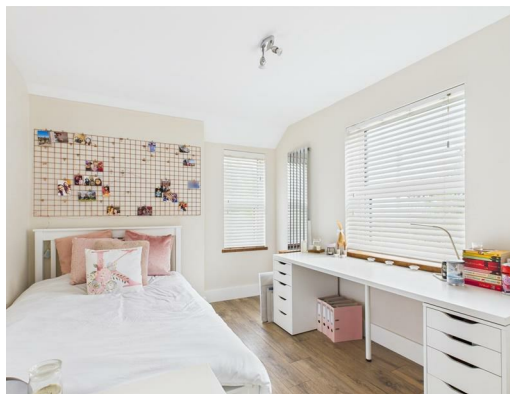
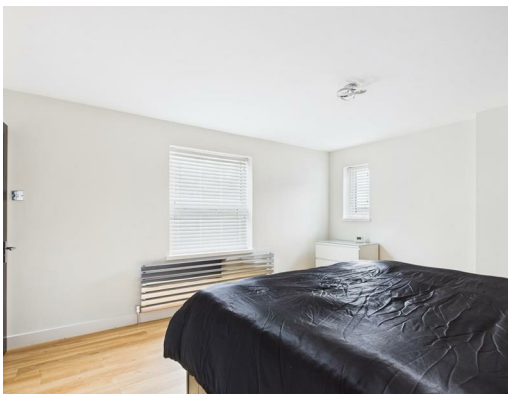
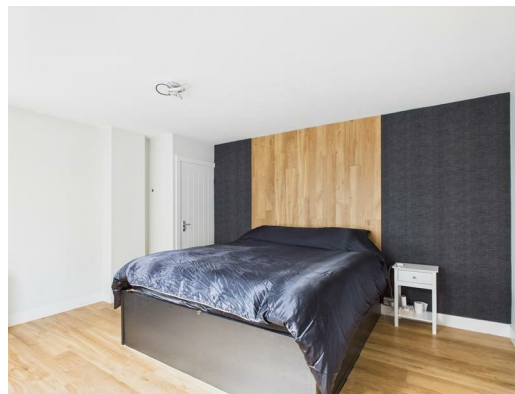
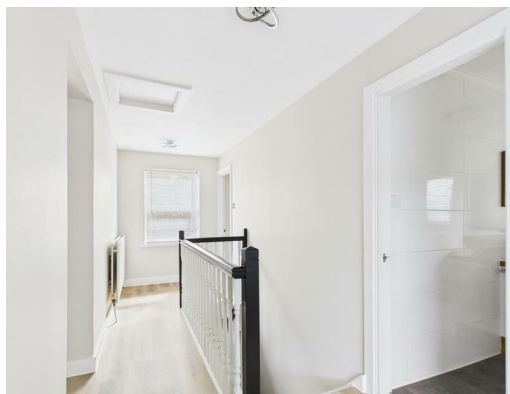
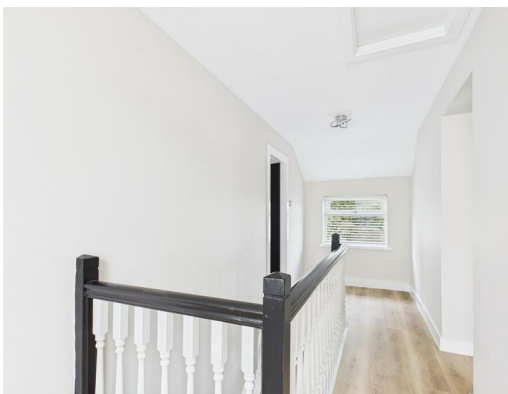
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.



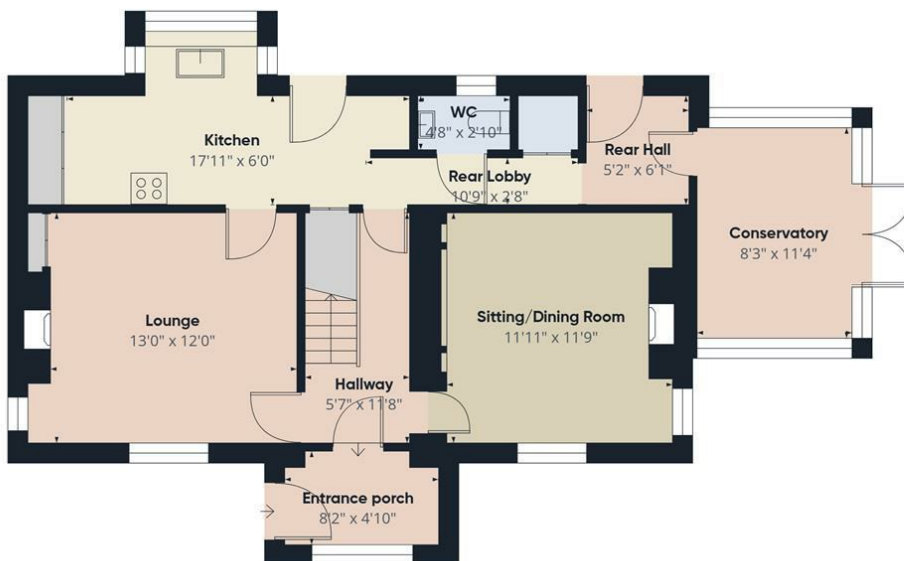




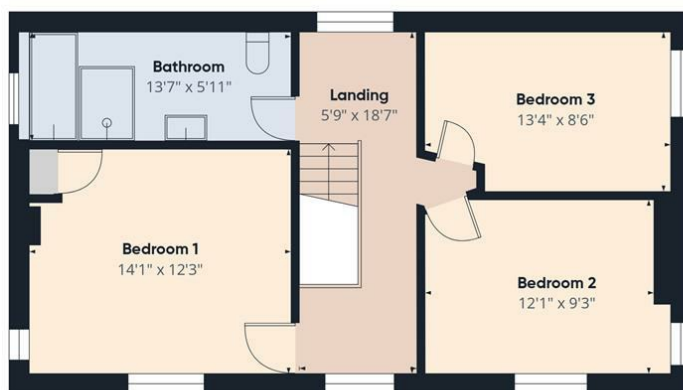








Floor 0



Floor 1

**Approximate total area<sup>m</sup>**  
1304 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# Directions

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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		99	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G	51		(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

