



 **NEWTON**
FALLOWELL

Honima Lodge, Chapel Lane, Friskney – PE22 8RX
£340,000

Honima Lodge Chapel Lane

Friskney, Boston

NO CHAIN. A spacious 5 Bedroom Detached House situated in an edge of village location with lovely rural views. The accommodation comprises Reception Hall, 18' Lounge, Dining Room, 17' Dining Kitchen, Utility Room, Study and ground floor Shower Room. To the first floor is a Master Bedroom with En-Suite, 4 further Bedrooms and a family Bathroom. Externally a driveway provides for ample parking, a large connecting Garage and enclosed rear garden with extensive rural views. The property benefits from 16 owned Solar Panels and oil fired central heating.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C







ACCOMMODATION

Entrance is on the front elevation via an:-

OPEN PORCH

With composite door and glazed side panels opening to the:-

RECEPTION HALL

12' 0" x 11' 10" (3.66m x 3.61m)

With wood style flooring and stairs leading off, radiator.

SHOWER/WC

5' 2" x 4' 11" (1.57m x 1.50m)

With tiled shower enclosure, W.C, hand basin, radiator, extractor, tiled floor and walls.

STUDY

12' 6" x 6' 0" (3.81m x 1.83m)

With pvc window to the front elevation, radiator, wood style flooring.

LOUNGE

18' 4" x 12' 7" (5.59m x 3.84m)

With pvc window to the rear elevation with lovely open view over farmland, feature wood burning stove on a tiled hearth, radiator, wood effect flooring through to the:-

DINING ROOM

11' 10" x 9' 9" (3.61m x 2.97m)

With radiator, pvc double doors to the garden.



DINING KITCHEN

17' 6" x 12' 7" (5.33m x 3.84m)

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, dresser style display unit, inset induction hob with cooker hood above, space for dishwasher, built in double oven with grill, space for american style fridge freezer, tiled floor, radiator, pvc windows to the side and to the rear with field views.

UTILITY ROOM

12' 6" x 6' 9" (3.81m x 2.06m)

With base and wall cupboards, worksurfaces, stainless steel sink unit with mixer tap over and tiled splashback, spaces for washing machine and dryer, tall cupboard, pvc window and pvc double glazed door to the side elevation, door connecting to the Garage.

FIRST FLOOR LANDING

Galleried landing with access to roof space

BEDROOM 1

15' 9" x 12' 7" (4.80m x 3.84m)

With pvc window to the rear elevation with lovely view, radiator.

EN-SUITE SHOWER ROOM

6' 6" x 3' 10" (1.98m x 1.17m)

With tiled shower enclosure, W.C, hand basin, tiled floor and walls, opaque pvc window, radiator.

BEDROOM 3

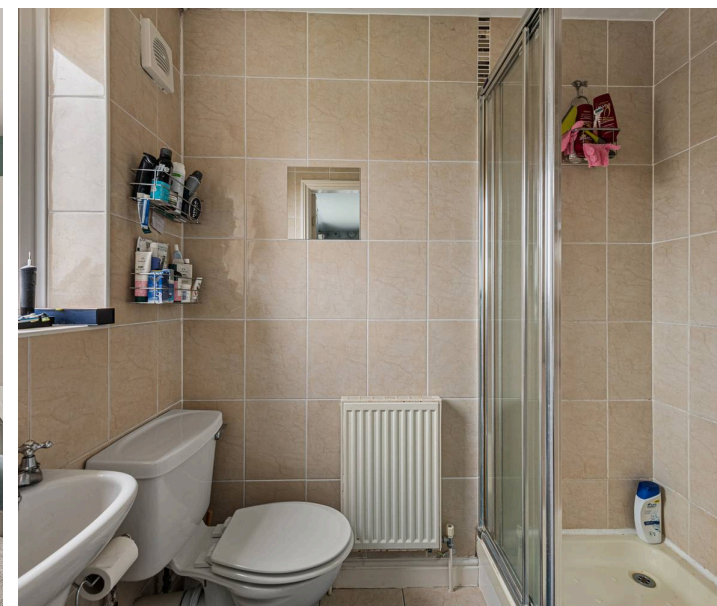
12' 7" x 12' 6" (3.84m x 3.81m)

With pvc window to the rear elevation with farmland view, radiator.

BEDROOM 2

12' 6" x 11' 9" (3.81m x 3.58m)

With pvc window to the front elevation, radiator.





BEDROOM 4

12' 6" x 8' 9" (3.81m x 2.67m)

With pvc window to the side elevation, radiator.

BEDROOM 5

11' 11" x 7' 7" (3.63m x 2.31m)

With pvc window to the front elevation, radiator.

BATHROOM

9' 7" x 6' 6" (2.92m x 1.98m)

With panelled bath with traditional mixer tap and hand shower attachment, pedestal hand basin, W.C, tiled surround and floor, opaque pvc window, radiator, extractor, built in cupboard.

OUTSIDE

To the front is a lawned garden with inset trees and an edged chipped granite drive providing ample parking and access to the:-

CONNECTING GARAGE

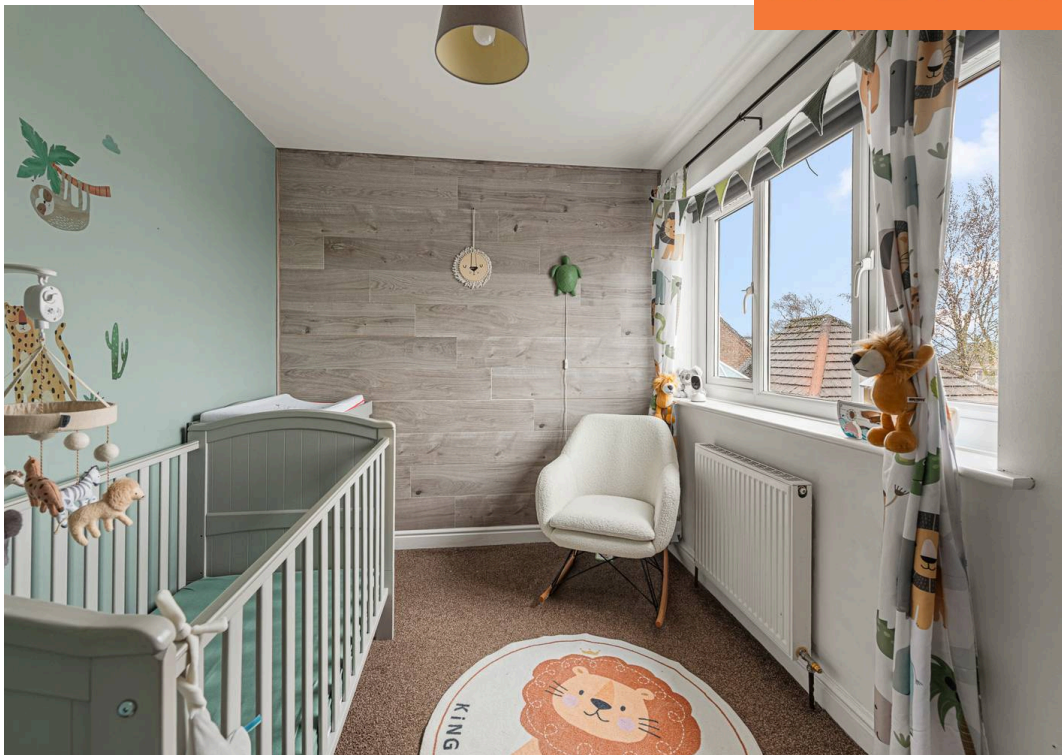
24' 4" x 18' 3" (7.42m x 5.56m)

cleverly arranged with up and over vehicle doors to two sides, one being motorised, 2 pvc double glazed windows, electric fuses, light and power, concrete floor. Door to the Utility Room. A gate to the side leads around to the rear garden which includes paved paths and sitting area, lawn, further covered seating area, oil tank. Beyond the rear garden lies open farmland.





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TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band D - 2025/26 - £2,155.88



ANTI-MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENTS NOTES

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