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Marshlea, Main Road, Friskney, PE22 8QS



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£200,000

When it comes to
property it must be


lovelle



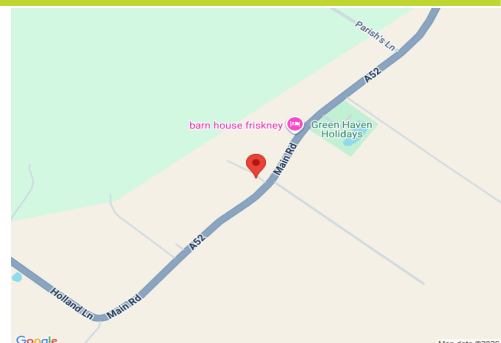
£200,000

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Key Features

- Useful Entrance Porch/Conservatory
- Lounge & Kitchen-Diner with Large Pantry Off
- Two Double Bedrooms
- Third Bedroom/Study/Hobbies Room
- Good Size Plot
- No Onward Chain
- EPC rating D
- Tenure: Freehold





Great semi-rural position, this detached bungalow is available for sale with NO ONWARD CHAIN! Benefitting from only one neighbour and open views, this bungalow offers a great location but you are not isolated with the village pub/restaurant, school and shop being less than two miles away! The accommodation comprises; entrance conservatory, lounge, two double bedrooms, bathroom, kitchen-diner with pantry off, further room which could be used as a third bedroom/hobbies room/study etc. With LP Gas central heating and UPVC double glazing, good size frontage with driveway and space to park numerous cars including larger vehicles/caravan/campervan etc and detached garage plus good size, enclosed rear garden. Fantastic views over farmland to the front and side aspects! Within ten miles of the coastal town of Skegness with miles of golden, sandy beach and 12 miles from the Market Town of Boston, both offering town amenities, supermarkets, leisure facilities etc.

Entrance Conservatory

5.44m x 1.63m (17'10" x 5'4")

Of brick and UPVC construction, door to;

Lounge

5.45m x 4.14m (17'11" x 13'7")

With UPVC to the front and side aspects, two radiators, decorative fireplace (chimney removed), doors to the kitchen and;

Inner Hall

With radiator, door to;

Bathroom

2.76m x 2.2m (9'1" x 7'2")

With UPVC window to the side aspect, low level WC, pedestal wash hand basin, bath with shower over, radiator, fitted cupboard, loft access (with ladder and light).

Bedroom One

3.8m x 3.66m (12'6" x 12'0")

With UPVC window to the front aspect, radiator.

Bedroom Two

3.8m x 3.66m (12'6" x 12'0")

With UPVC window to the rear aspect, radiator.

Kitchen/Diner

4.11m x 2.58m (13'6" x 8'6")

With UPVC window to the side aspect, Viessman combi boiler (2019), fitted base and wall units with worktops over, stainless steel sink, integrated electric oven, integrated halogen hob, space and plumbing for washing machine and dishwasher, space for fridge freezer, quarry tiled flooring, door to rear hall and;

Pantry

2.45m x 1.17m (8'0" x 3'10")

With UPVC window to the rear aspect, fitted shelving and fitted cold shelf.

Rear Hall

With UPVC door to the rear garden, quarry tiled flooring, door to;

Bedroom Three/Study

3.42m x 1.91m (11'2" x 6'4")

With UPVC window to the rear aspect.

Outside

To the front garden is a driveway leading down to double gates, further gravelled parking to the front and wild flower garden and wildlife pond. The double gates open to the side of the bungalow with driveway leading to the Garage. The rear garden is laid to lawn, shed and chicken run, established trees, including plum and apple, plants, shrubs and flowers enclosed by fencing and hedging.

Services

The property has mains electric and water, LPG heating. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Located on the outskirts of Friskney with local amenities within a mile including village store and Post Office, regular bus services, Church, village hall, various social groups and pub/restaurant.

Directions

From Skegness take the A52 south towards Boston for approximately 9 miles pass the Barley Mow Pub on the left hand side, then also the Green Haven and the property will be found on the right hand side marked by our for sale board.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/27znryE9AudFNfHDmeqh18/view>

Material Information Data

Tenure: Freehold

Council tax band: B

EPC rating: D

Detached bungalow, standard brick and block construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Loft: insulated and unboarded, accessed by Loft hatch

Outside areas: Front garden and Rear garden

No spray foam insulation

Mains electricity

Mains water

Foul drainage: Septic tank

Mains surface water drainage

Biomass central heating, installed 1st Jul 2019

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Driveway

Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
Specialist issues: Asbestos: Roof tiles
Onward chain: no

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

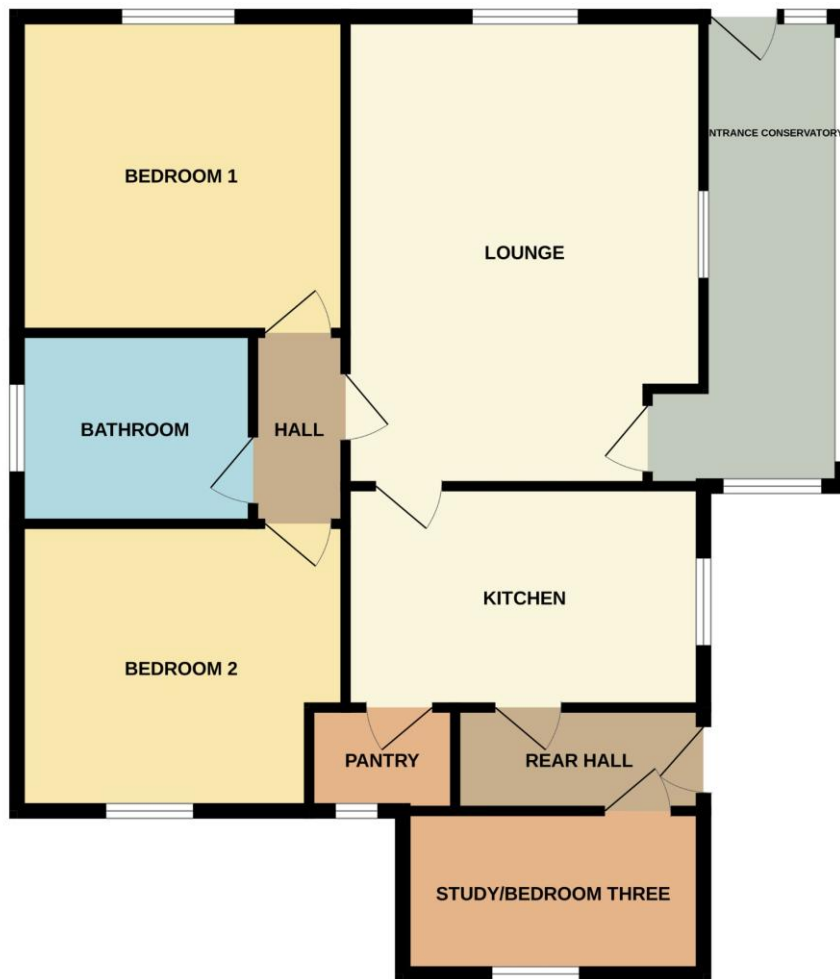
Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

GROUND FLOOR
948 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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