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Gilbert Cottage, Main Road, Friskney, PE22 8QU

3 2 4

£260,000

When it comes to property it must be lovelle







£260,000

3 2 4

Key Features

- Detached Character Property
- Field Views to the Front and Rear Aspects
- No Near Neighbours
- Double Garage and Driveway
- Bathroom & Shower Room
- Attractive Good Sized Gardens
- EPC rating D
- Tenure: Freehold










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Lovely cottage with fantastic open field views and no near neighbours! Situated on the outskirts of the village. The property is 9 miles from the coastal town of Skegness and 12 miles from the market town of Boston. Friskney village has a bus service, pub/restaurant, Church, primary school and village store with Post Office/ATM and good opening hours. The cottage offers; lounge, dining room, sun room, downstairs bedroom/study, utility room, shower room with upstairs bathroom and three bedrooms. The property has oil central heating and log burner and enjoys a good size plot of 1/4 of an acre including a driveway for several cars and double garage!

Entrance Hall

Entered via double glazed door from the rear elevation, tiled floor, telephone point, control panel for alarm, doors to utility room and;

Kitchen

3.61m x 1.91m (11'10" x 6'4")

Attractively fitted, with a range of duck egg coloured base and wall units, roll edge worksurfaces with tiled splash backs, integrated hob with cooker hood extractor above, integrated electric fan oven with grill, inset ceramic sink unit with mixer tap over, UPVC window to the side and rear elevations.

Utility Room

3.18m x 1.96m (10'5" x 6'5")

With UPVC window to the rear elevation, fitted base cupboard with worksurface over, appliance spaces for fridge freezer, plumbing for washing machine, radiator, tiled floor and door to;

Shower Room

2.51m x 1.55m (8'2" x 5'1")

Being fully tiled, with shower cubicle with Triton electric shower, wash hand basin, low level WC, opaque UPVC window to the rear aspect, ladder style radiator, extractor fan and spotlights.

Dining Room

4.24m x 3.48m (13'11" x 11'5")

With exposed brick fireplace surround and tiled hearth with inset multi fuel burner and adjacent log store and built cupboard to the chimney breast recess, coving to ceiling, two radiators, stairs leading to the first floor, doors to sun room and;

Lounge

3.61m x 3.51m (11'10" x 11'6")

With UPVC window to the front elevation, further UPVC window to the side elevation, radiator, mock beams to ceiling, fireplace with brick surround.

Sun Room

3.76m x 1.45m (12'4" x 4'10")

With fibreglass roof and sealed unit double glazed windows to the front elevation, radiator, door to;

Bedroom Four/Study

2.65m x 3.33m (8'8" x 10'11")

With radiator, TV aerial point, beams to ceiling. loft access with boarding.

Landing/Reading Nook/Study Area
1.96m x 1.36m (6'5" x 4'6")
(minimum dimensions). With UPVC window to the rear elevation with lovely rural view and radiator which in the agent's opinion offers a lovely little reading nook area, doors lead off to;

Bedroom One
3.94m x 3.56m (12'11" x 11'8")
(measurements including chimney breast). With radiator, UPVC window to the front elevation with rural view, original cast iron fireplace and built in cupboard to the chimney breast recess, built in cupboard over stairs bulkhead.

Bedroom Two
3.66m x 3.58m (12'0" x 11'8")
(measurements including chimney breast). With UPVC windows to the front and side aspects with lovely views, original cast iron fireplace, radiator.

Bedroom Three
3.66m x 1.93m (12'0" x 6'4")
With UPVC window to the side aspect, radiator.

Bathroom
3.43m x 1.91m (11'4" x 6'4")
Fitted with bath with Triton electric shower over, hand wash basin, low level WC, tiled walls and floor, radiator, opaque UPVC window, built in airing cupboard housing the hot water cylinder, further storage cupboard.

Outside
The property has a lawned garden to the front with an ornamental fish pond, power points, shrub borders and brick semi circular steps leading to footpath and drive. A double width concrete drive stands adjacent to the house with double gates and leads to the double garage. The rear garden is also lawned with pebbled sitting area, several apple trees, two sheds, cold water tap, oil tank.

Store
Housing the oil central heating boiler, single glazed window.

Double Garage
8.43m x 5.47m (27'8" x 17'11")
With two electric up and over doors, power points and two windows, separate workshop area.

Services
The property has mains electric and water, drainage to a cesspit and oil fired central 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 and the property will be found on the right hand side marked by our for sale board, before the turning for Parishes Lane.

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/properties/HixiVyJzNxKCTJDjcRkj6D/view#property

Material Information Data

Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard undefined construction
Energy Performance rating: D
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Cesspit
Heating: Oil-powered central heating is installed.
Heating features: Double glazing and Wood burner
Broadband: ADSL copper wire
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great
Parking: Garage, Driveway, Gated, and Off Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None

Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: 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 and 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.





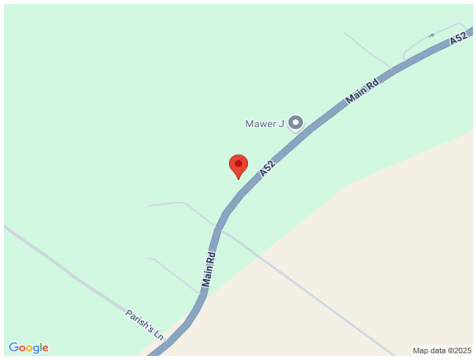
GROUND FLOOR



1ST FLOOR



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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lovelle

01754 769769
skegness@lovelle.co.uk

The Property Ombudsman