



Balandra, Church Road, Friskney, PE22 8RD



3



2



1

£300,000



Key Features

- Detached Bungalow
- Three Bedrooms
- Open Plan Lounge/Dining/Kitchen
- En-Suite & Shower Room
- Driveway & Detached Garage
- Enclosed Rear Garden
- Underfloor Heating and Air Conditioning
- EPC Rating C
- Freehold



This well presented 5 year old bungalow was built to a high specification including disabled access. There are open farmland views to the rear and it is set in a pleasant village location which is on a bus route and proudly boasts a general store, post office and thriving village hall, all within 2 minutes walking distance of the bungalow.

The accommodation comprises entrance Lobby, Hallway, open plan Lounge and Dining Kitchen, Utility Room, family Shower Room, 3 double Bedrooms with master En-Suite. Outside, the property has gardens to 3 sides, a block paved driveway and a large Garage. EPC Rating C







EXTERIOR

To the front of the property there is a raised lawned area, box hedge and underground LPG storage tank. A block paved driveway with turning area provides off-road parking and leads to the:

DETACHED GARAGE 7.21m x 3.38m (23'8" x 11'1")

Being internally boarded & insulated and having electric roller door, part glazed uPVC door to garden, light and power.

SIDE & REAR GARDEN

Having shaped lawn, paved footpath, decked area to side, porcelain tiled patio to side & rear, outside electric point and cold water tap.

TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via a LPG fired boiler which provides zoned underfloor heating throughout and the property is double glazed.

VIEWING

By appointment with Newton Fallowell - telephone 01754 766061.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band C - 2025/26 - £1,916.34



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AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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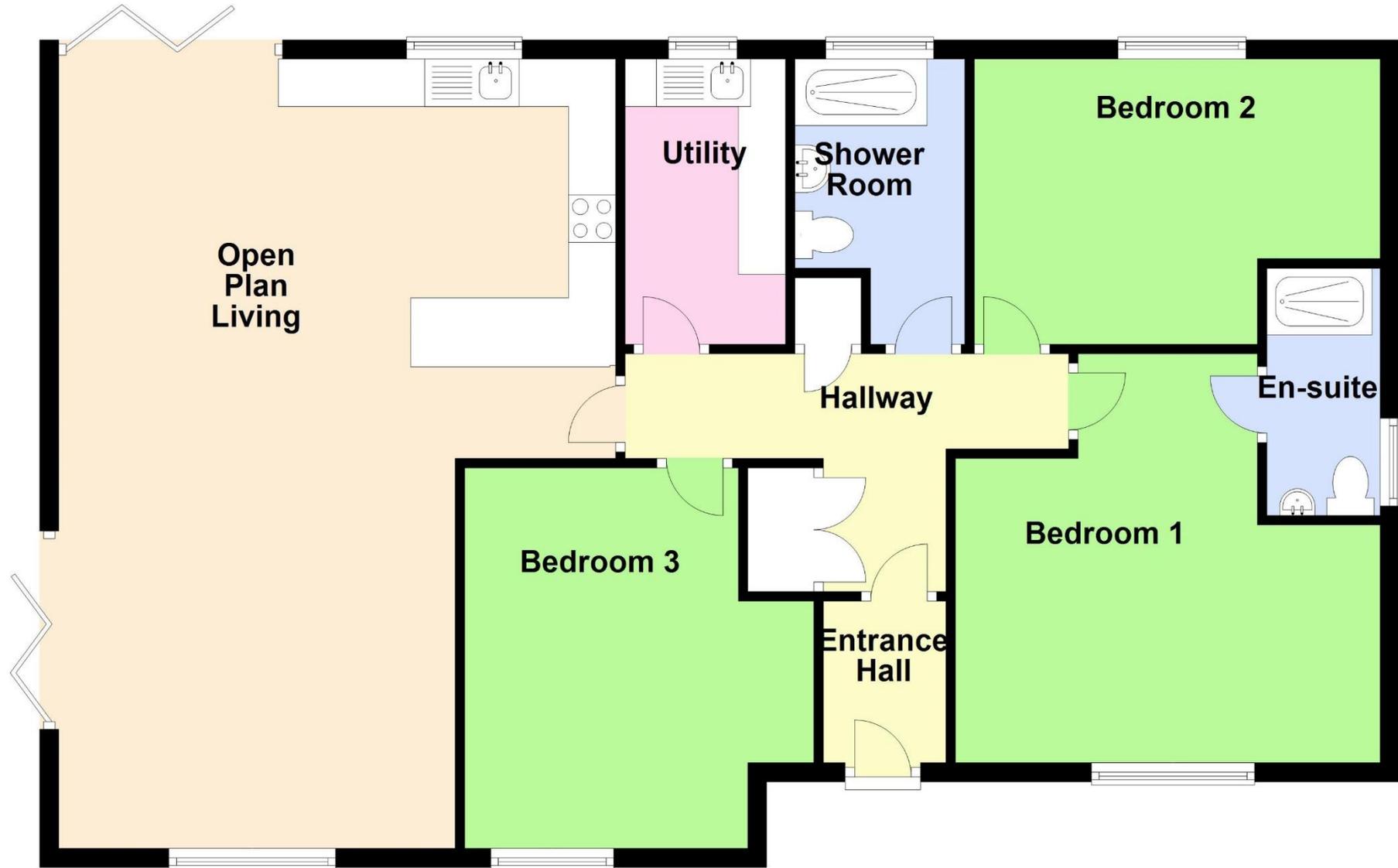




 **NEWTON**
FALLOWELL

Ground Floor

Approx. 109.7 sq. metres (1181.0 sq. feet)



Total area: approx. 109.7 sq. metres (1181.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		