



# Fieldview Burgh Road

Friskney, Boston

A Well Presented 3 Bedroom Semi-Detached House with Lobby, Living Room, Dining Room, Kitchen, Conservatory, Utility Room, En-Suite WC and Bathroom. Front and rear gardens with Timber Workshop, Shed and Greenhouse. Gravel chipped driveway with Carport providing parking for several vehicles. EPC Rating E.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





## ACCOMMODATION

### LOBBY

With pvc window to the front elevation.

### LIVING ROOM

11' 2" x 14' 7" (3.40m x 4.44m)

With multi-fuel stove with brick surround, pvc window to the front elevation, open to:-

### DINING ROOM

9' 3" x 10' 11" (2.83m x 3.34m)

With pvc window to the side elevation, french doors to the Conservatory.

### KITCHEN

8' 3" x 10' 11" (2.52m x 3.32m)

With wall and base units with worksurfaces and splashbacks, stainless steel sink unit with mixer tap, integrated dishwasher, built in oven and induction hob with extractor fan above, space for fridge freezer, large heated towel rail, pvc window to the Conservatory.

### CONSERVATORY

18' 6" x 9' 0" (5.65m x 2.74m)

Of pvc construction, electric storage heater, pvc sliding patio doors to the Garden.

### UTILITY ROOM

7' 3" x 4' 10" (2.22m x 1.47m)

With WC, wash basin, plumbing for washing machine, heated towel rail, pvc window to the side elevation.

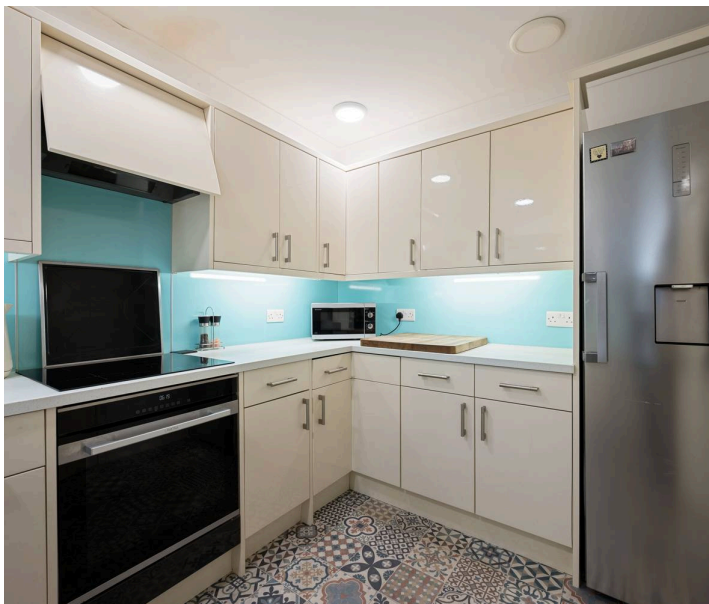
### LANDING

With built in cupboard, pvc window to the side elevation.

### BEDROOM 2

8' 7" x 10' 6" (2.61m x 3.21m)

With pvc window to the rear elevation with field views, electric storage heater, under stairs cupboard.



**BEDROOM 1**

10' 11" x 13' 1" (3.32m x 4.00m)

With pvc window to the front elevation, built in wardrobes, electric storage heater.

**EN-SUITE WC**

With WC and sink unit.

**BATHROOM**

7' 7" x 6' 11" (2.31m x 2.12m)

With Bath with electric Triton Shower over and screen, tiled walls, WC, pedestal wash basin, built in cupboard, pvc window to the rear elevation.

**BEDROOM 3**

10' 11" x 16' 3" (3.32m x 4.95m)

With Velux skylight window, 2 pvc windows to the rear elevation with field views, panel electric heater, eaves storage.

**OUTSIDE**

The front garden has a gravel chipped driveway and Carport providing parking for several vehicles. A gate leads to:- The rear garden is fenced all around with a TIMBER WORKSHOP, Shed, Greenhouse, patio area for seating, planters, lawned area with field views beyond. Front - parking, gravel chips

**TENURE**

Freehold.

**SERVICES**

The property has mains electricity, water and drainage connected. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

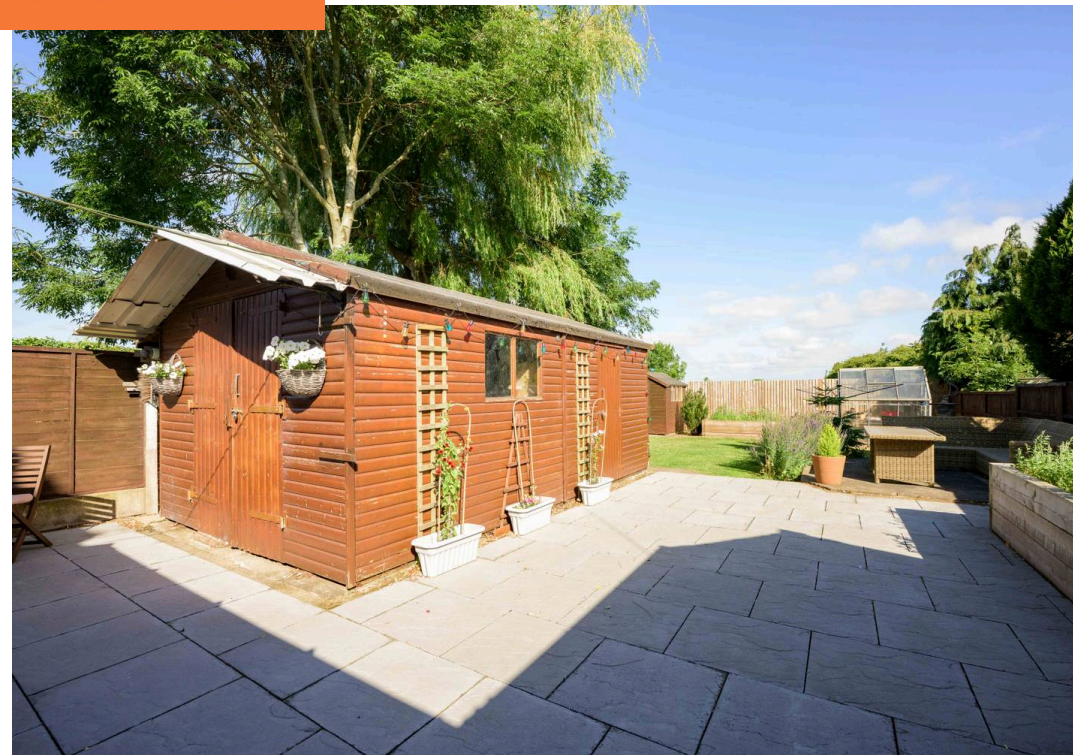
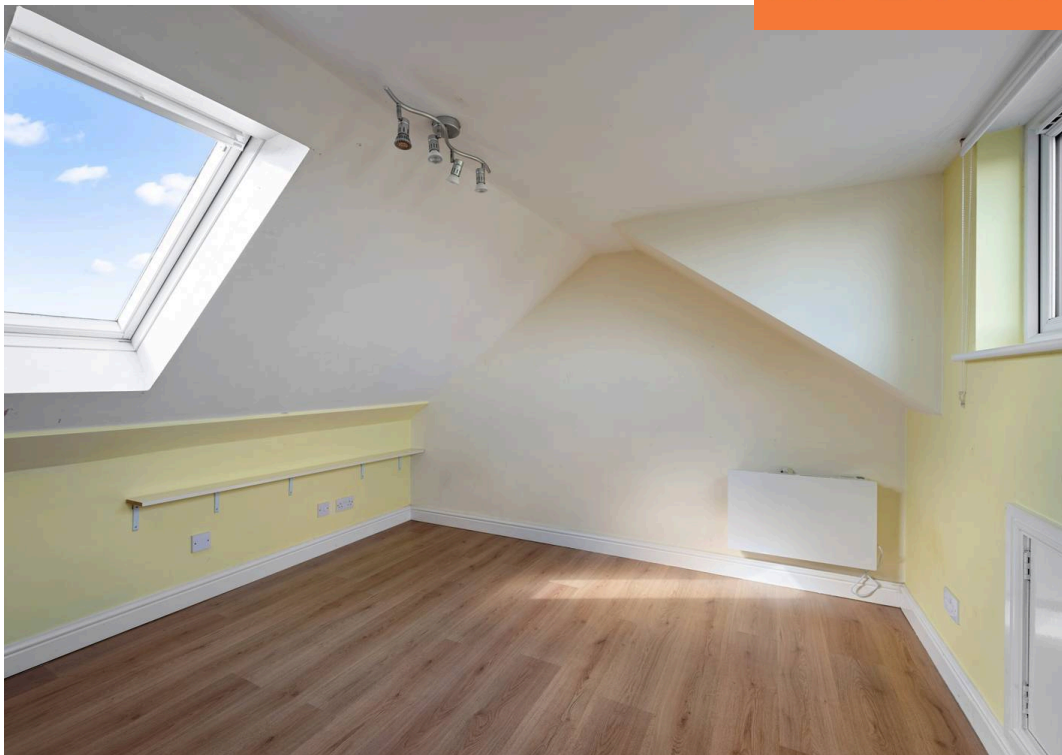
**VIEWING**

By prior appointment with Newton Fallowell office in Skegness.





 **NEWTON FALLOWELL**







## **COUNCIL TAX**

Charging Authority – East Lindsey District Council  
Band A - 2026/27 - £1,481.96

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## **AGENTS NOTES**

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### Ground Floor

Approx. 57.3 sq. metres (617.2 sq. feet)



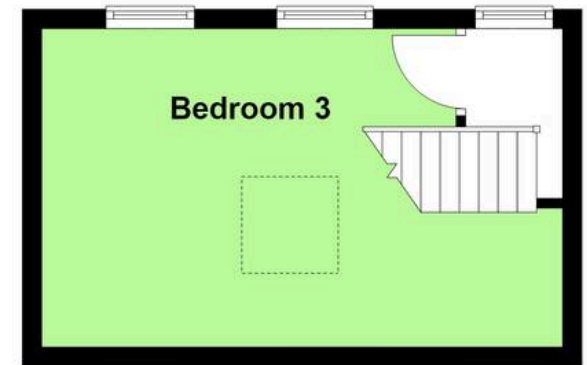
### First Floor

Approx. 35.6 sq. metres (383.7 sq. feet)



### Second Floor

Approx. 17.8 sq. metres (191.8 sq. feet)





## Newton Fallowell Estate Agents

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