



The Cottage Chapel Lane

Friskney, Boston

NO CHAIN. A beautifully presented 2 Bedroom detached cottage situated in a pleasant rural village location within easy driving distance of the seaside town of Skegness and the popular market town of Boston. The accommodation comprises Entrance Hall, Kitchen Diner, and Lounge to the ground floor with 2 Bedrooms and Bathroom to the first floor. There are enclosed gardens to the side and rear with a block paved frontage for parking and Garage. Viewing is highly recommended to appreciate this charming character cottage. EPC Rating (tbc)

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





ACCOMMODATION

Entrance is at the rear elevation via a pvc door to the:-

HALLWAY

With built in cupboard, tiled floor.

DINING KITCHEN

16' 1" x 10' 10" (4.89m x 3.29m)

Beautifully fitted with a range of base and wall units, worksurfaces with tiled splashbacks, ceramic sink unit with mixer tap over, built in oven with electric hob and extractor hood above, plumbing for washing machine, integrated fridge, pvc window to the side elevation, tiled floor leading through to the Dining Area with faux fireplace with wooden beam, radiator, pvc windows to the side and rear elevations.

LOUNGE

12' 11" x 10' 0" (3.93m x 3.06m)

With pvc windows to the front and side elevations, radiator, brick inglenook faux fireplace with wooden surround, door to staircase.

STAIRCASE

With feature bookcase, pvc window to the rear elevation.

FIRST FLOOR LANDING

With built in cupboard housing the underfloor heating manifold.



BEDROOM 1

12' 3" x 9' 10" (3.73m x 2.99m)

With pvc window to the front elevation, 2 built in wardrobes, underfloor heating.

BEDROOM 2

10' 11" x 9' 7" (3.34m x 2.92m)

With pvc window to the front elevation, radiator, access to roof space.

BATHROOM

7' 8" x 6' 2" (2.33m x 1.88m)

With a freestanding roll top bath with traditional mixer tap and hand shower attachment, vanity unit with inset hand basin and W.C with concealed cistern, tiled walls, tiled floor with underfloor heating, heated towel radiator, opaque pvc windows to the front and side elevation.

OUTSIDE

To the front is a block paved drive providing off street parking and leading to the:-

GARAGE

13' 9" x 8' 9" (4.18m x 2.67m)

With up and over vehicle door, plumbing for washing machine and dishwasher, Wallstar oil central heating boiler, 2 pvc windows to the rear elevation, pvc door to the side.

GARDENS

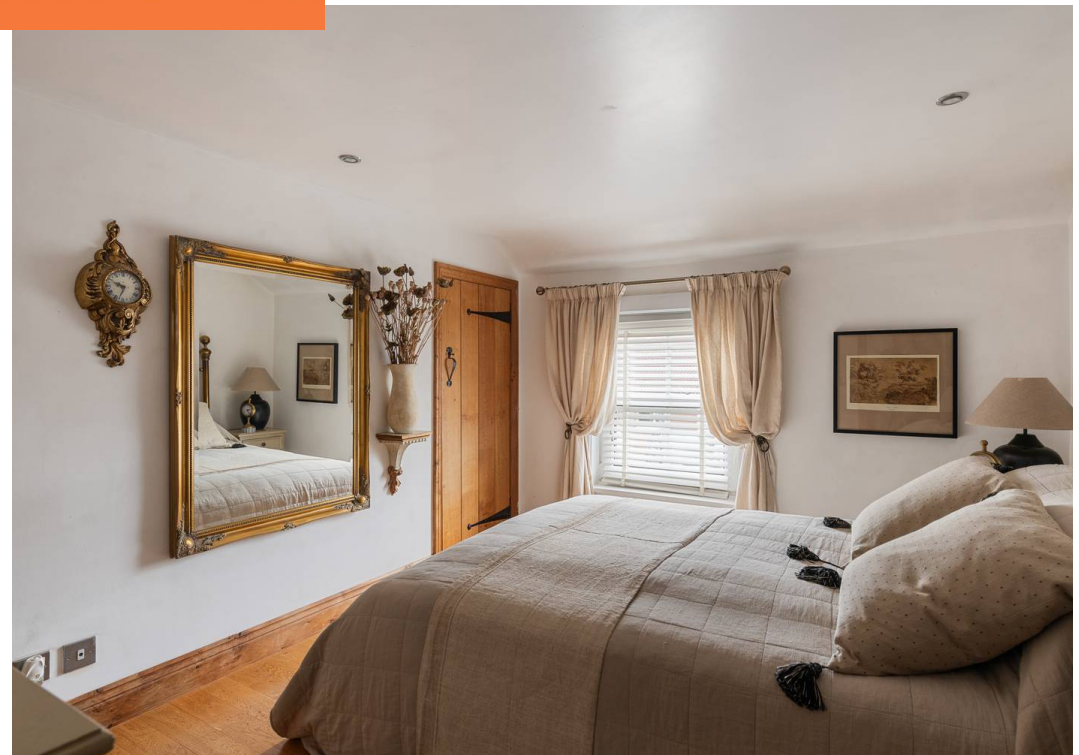
A wrought iron gate handgate from the front drive opens onto a lawned garden with paved paths and mature hedge screening, inset trees, feature pond, timber garden shed and oil tank. A further wrought iron gate opens onto a gravelled area to the rear of the house with covered Porch to the Entrance Hall and a block paved patio seating area.







 **NEWTON FALLOWELL**





TENURE
Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators and with underfloor heating to the first floor. 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 and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band B – 2025/26 – £1676.80

AGENTS NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





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 IS £72 (incl. VAT), 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.

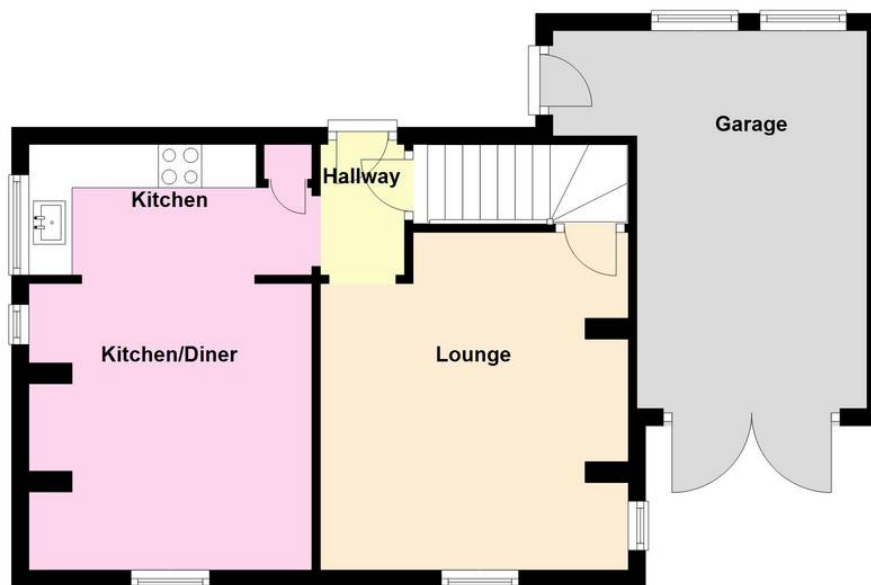


 **NEWTON FALLOWELL**



Ground Floor

Approx. 47.3 sq. metres (509.1 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



Total area: approx. 81.4 sq. metres (876.1 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness – PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

