



Millfield House, Field Lane, Friskney, PE22 8RH



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£550,000



## Key Features

- 7 BEDROOMS
- INDOOR HEATED POOL
- OVER 3,600 SQ FT
- OPEN PLAN KITCHEN DINER
- GOOD SIZED PLOT
- GATED PARKING
- EPC RATING D
- FREEHOLD
- COUNCIL TAX BAND F





A substantial 7 Bedroom Detached House with Indoor Heated Swimming Pool and over 3,600 sq ft of living accommodation situated in a pleasant rural village location. Internally the property comprises Entrance Hall, Lounge, Office, huge open plan Kitchen and Dining area with double doors to an indoor heated Swimming Pool to the rear as well as a utility Room & Cloakroom to the ground floor. To the first floor are 7 Bedrooms, 2 of which are En-Suite and a Family Bathroom. Standing on a good sized plot with ample off road gated parking and DOUBLE GARAGE. Viewing is essential to appreciate the location and presentation of this fabulous family home. EPC Rating D

#### LOCATION

Friskney lies to the south of Skegness just off the A52 road to Boston within easy driving distance of the picturesque Lincolnshire Wolds and the historic market towns of Spilsby, Louth and Alford. From our office follow Roman Bank southwards through Lumley Square into the Wainfleet Road (A52). At the Barleymow on the left handside turn right into Eadyke Road, left into Chapel Lane and follow the road to Field Lane.

#### ACCOMMODATION

##### ENTRANCE HALL

With an entrance door to the front elevation, radiator, staircase leading off to the first floor and ceiling light point.

##### LOUNGE 17'8" x 13'7" (5.4m x 4.1m)

With dual aspect double glazed windows to the front and side elevations, feature brick fireplace and hearth with inset wood burning stove, radiator, T.V connection point.

##### OPEN LIVING KITCHEN AREA

25'7" x 23'9" (7.8m x 7.2m)

With an impressive range of recently fitted high gloss base and drawer units with complimentary granite worksurfaces over, inset double sink unit with mixer tap over and waste unit,

integrated appliances including a wine cooler, dishwasher, fridge freezer, eye level electric double oven and double electric steam oven, Neff advanced five ring induction hob, extractor, feature tiled flooring, plinth lighting, integrated Neff coffee machine, larder/pantry with complete range of high gloss storage cupboards, pan drawers, island feature perfect for breakfast bar and evening dining. Radiator, T.V connection point, ceiling recess spotlights and further LED mood lighting, double glazed window to the side elevation, side door to the garden, door to Pantry and french doors with side screens to the:-

##### INDOOR SWIMMING POOL

38'3" x 23'9" (11.7m x 7.2m)

With a heated swimming pool, double glazed windows to the side elevations and three sets of french doors to the side onto a decked seating area, tiled flooring, radiator, ceiling light point and wall mounted de-humidifier.

##### PANTRY 5'7" x 5'1" (1.7m x 1.5m)

With a range of fitted base and wall units, further storage shelving, ceiling light point and tiled flooring.

##### OFFICE 9'5" x 8'7" (2.9m x 2.6m)

With a double glazed window to the front elevation, radiator, ceiling light point.

##### UTILITY ROOM

With a range of fitted base and wall units, space and plumbing for washing machine, space for condensing dryer, ceiling light point and tiled floor, door to the rear and door to:

##### CLOAKROOM

With a close coupled low level W.C and pedestal hand basin, double glazed window to the rear elevation, ceiling light point and tiled flooring.

##### FIRST FLOOR ACCOMMODATION

##### MASTER BEDROOM 17'8" x 13'6" (5.4m x 4.1m)

With a double glazed window to the rear elevation, radiator, ceiling light point, T.V connection point and doors to the Walk-in Dressing Room & En-Suite.





**WALK-IN DRESSING ROOM 9'1" x 9'0" (2.8m x 2.7m)**  
 With a double glazed window to the front elevation, radiator, ceiling light point and a wide range of shelving and hanging space.

**EN-SUITE BATHROOM 9'6" x 8'3" (2.9m x 2.5m)**  
 With a four piece bathroom suite comprising a low level W.C with concealed cistern, wash hand basin set into a suite a furniture, jacuzi style bath with mixer tap and shower attachment, walk in double shower with wall mounted thermostatic shower within, heated towel rail, ceiling light point and tiled flooring.

**BEDROOM TWO 19'8" x 10'5" (6m x 3.2m)**  
 With a double glazed window to the front elevation, wood laminate flooring, radiator, ceiling light point and T.V connection point.

**BEDROOM THREE 16'8" x 13'9" (5.1m x 4.2m)**  
 With a double glazed window to the side elevation, radiator, ceiling light point, door to:-

**BEDROOM 4 11'3" x 10'4" (3.4m x 3.1m)**  
 With pvc window to the side elevation, radiator, ceiling light point, door to:-

**EN-SUITE W.C & SHOWER**  
 With a low level W.C, shower, wall mounted hand basin and ceiling light point.

**BEDROOM FIVE 15'0" x 10'7" (4.6m x 3.2m)**  
 With double glazed window to the side elevation, radiator, spotlights to ceiling.

**BEDROOM SIX 11'4" x 10'6" (3.5m x 3.2m)**  
 With double glazed window to the side elevation, radiator, spotlights to ceiling.

**BEDROOM 7 9'4" x 8'5" (2.8m x 2.6m)**  
 With a double glazed window to the front elevation, radiator, ceiling light point.



### FAMILY BATHROOM 8'3" x 7'8" (2.5m x 2.3m)

With a four piece suite comprising a low level W.C, stand alone bath with ball and claw feet and shower attachment, corner shower enclosure with thermostatic shower, pedestal hand basin, Velux skylight window to the rear elevation, heated towel radiator, extractor fan, tiled flooring and ceiling light point.

### INTEGRAL DOUBLE GARAGE

18'1" x 17'11" (5.5m x 5.5m)

With light and power, two up and over vehicle doors.

### EXTERIOR

The front of the property is accessed through a double gated entrance to a block paved driveway providing ample off road parking and access to the Double Garage and lawned area to the side. The majority of the good sized plot is occupied to the rear of the property with a good sized lawned garden, a good sized L-shaped raised deck seating area with open views over fields to the side, yet private with mature hedging.

### OUTSIDE STORE 11'4" x 4'6" (3.5m x 1.4m)

With service door from the garden.

### TENURE

Freehold.

### SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators.

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.

### COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band F - 2025/26 - £3,114.05





GROUND FLOOR

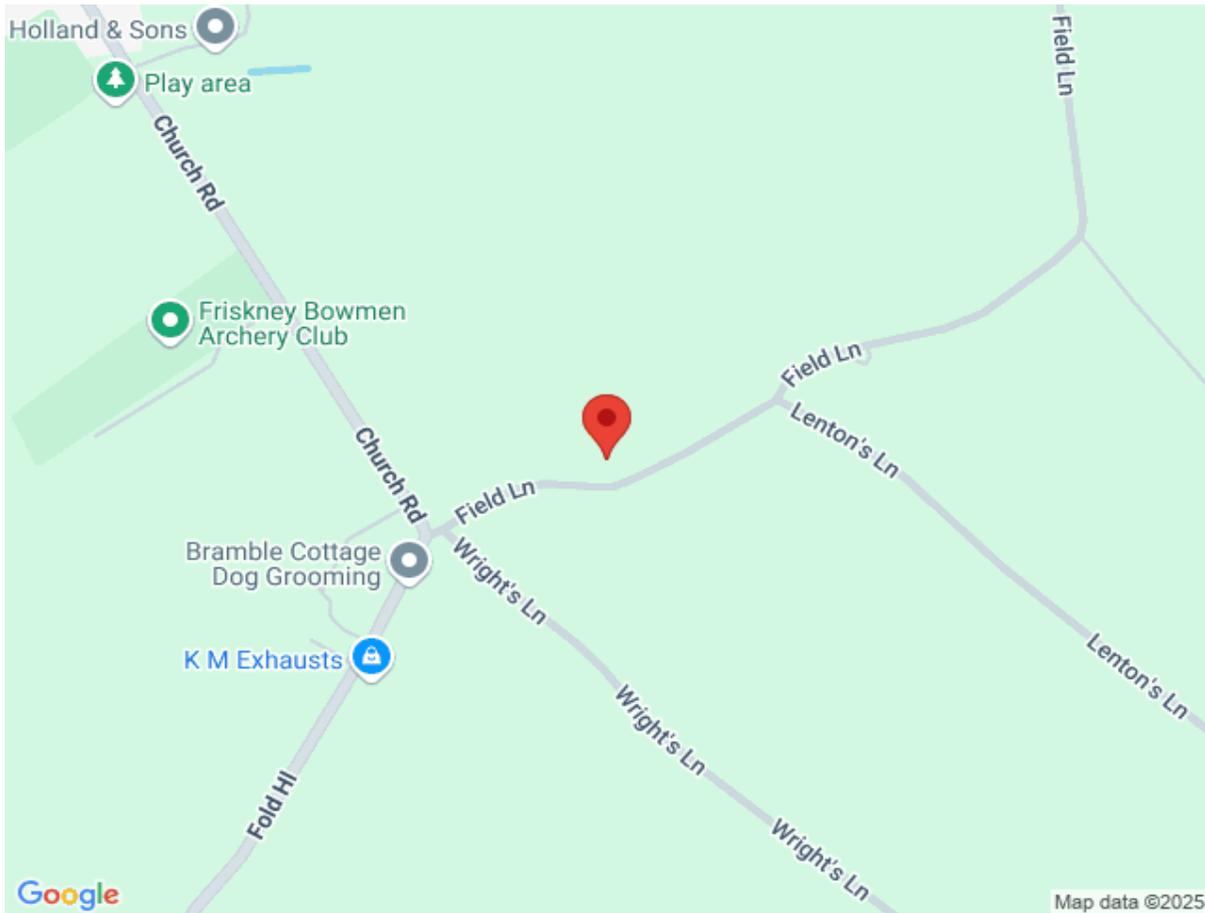


1ST FLOOR



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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## 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, 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

## AGENTS 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

