



- Detached Prefabricated Bungalow with Three Double Bedrooms
- Equestrian Facilities with Grazing, Two Timber Stables, Hay Barn, Field Shelter and Hay Field
- In-and-Out Driveway with Ample Parking, Garage and Carport
- Extensively Improved By The Current Owner
- Approximately Seven Acres In All



GENERAL AND SITUATION

Approximate Distances:

Friskney 8 miles • Boston 10 miles • Wainfleet 11 miles • Skegness 17 miles

A much improved three double bedroom detached prefabricated bungalow, set in approx. 7 acres, ideally suited to equestrian use. The property offers spacious accommodation, ample parking with garage and carport, formal gardens, paddock grazing, stables, haybarn and further hay field.

The property has been used as a private equestrian home and is now offered for sale solely due to the owner's relocation.

Originally constructed as a post-war prefabricated detached bungalow, the property is considered to be of non-standard construction and does not have the benefit of a PRC Certificate. As a result, some mortgage lenders may be unwilling to provide finance. Any prospective purchaser intending to rely on mortgage funding should seek confirmation from their lender that the property meets their lending criteria before arranging a viewing.

Local amenities are available in nearby Stickney, including a Post Office, convenience store, public house, fish and chip shop, doctors' surgery and both primary and secondary schooling. Further facilities can be found in the surrounding villages and towns, with Friskney offering a church, general store, pub, junior school and village hall, while Wainfleet provides a supermarket, shops, senior school and children's centre. The larger town of Boston lies to the south, with the historic market town of Horncastle to the north-west and the coastal resort of Skegness to the north.



THE RESIDENCE

A detached bungalow with the benefit of double glazing, recently installed air-source heating and solar panels. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

Entered via the front door which leads into an **Entrance Hall** having useful storage cupboard and a door leading to:

The light and airy **Lounge** with front facing window, feature log burning stove set in recess with tiled hearth and timber mantle and door leading to the **Dining Room** with newly fitted carpet. An archway leads through to the recently refitted **Kitchen** fitted with a range of modern wall and base units and worksurfaces, 1½ bowl sink with mixer tap and tiled splash backs, laminate flooring, integrated electric oven and hob with extractor over and space for freestanding fridge / freezer. The dual aspect windows allow ample flow of natural light supplemented by ceiling spotlights.

To the rear of the property there is a **Rear Entrance / Boot Room** with tiled flooring, windows and door to outside, door to **Cloakroom** with window and low flush **W.C** and door to **Boiler Room** with wall units and air source heat pump cylinder.

Bedroom One has a front window and fitted wardrobes, drawers and shelving to one wall.

Bedroom Two has a rear window and loft access.

Bedroom Three is accessed via a door from the lounge, and has front and side windows





The **Family Bathroom** has recently been refurbished and includes a bath, WC, wash hand basin and double shower cubicle. Vinyl tiled effect flooring, tiled walls, ceiling spotlights, heated towel rail, two windows and useful storage cupboard.

OUTSIDE, OUTBUILDINGS & LAND

To the front of the property there is a bark chipped garden area with shrubs and bushes. There are two access points for the driveway and a hard-standing parking area, garage and covered carport. One driveway leads to the adjoining land which has been used for a hay crop.

Garage c. 18'6 x 8'9 (about 5.7m x 2.7m) with up and over door, side window and power and lighting.

To the rear of the residence is a paved seating area, lawned area and flower / shrub borders and some raised vegetable beds with fruits bushes to the far side.

There is access from the rear garden to the adjoining land. The initial paddock has newly erected post and rail fencing and is predominantly flat grazing land with **Two Timber Stables** each approx. 12' x 12' (about 3.6m x 3.6m) and adjoining **Open Fronted Hay Store** c.12'6 x 11'9 (about 3.8m x 3.6 m) all on skids. There is also a **Double Field Shelter** located within the paddock.

Further Timber Shed currently used as feed store.

Additional Storage Shed located by the driveway.

Beyond the paddock there is a further approx. 5 acres of grassland which has been used for a hay crop, this was purchased separately by the owner and is on a separate title number.

IN ALL APPROX. 7 ACRES
(About 2.8 Hectares)

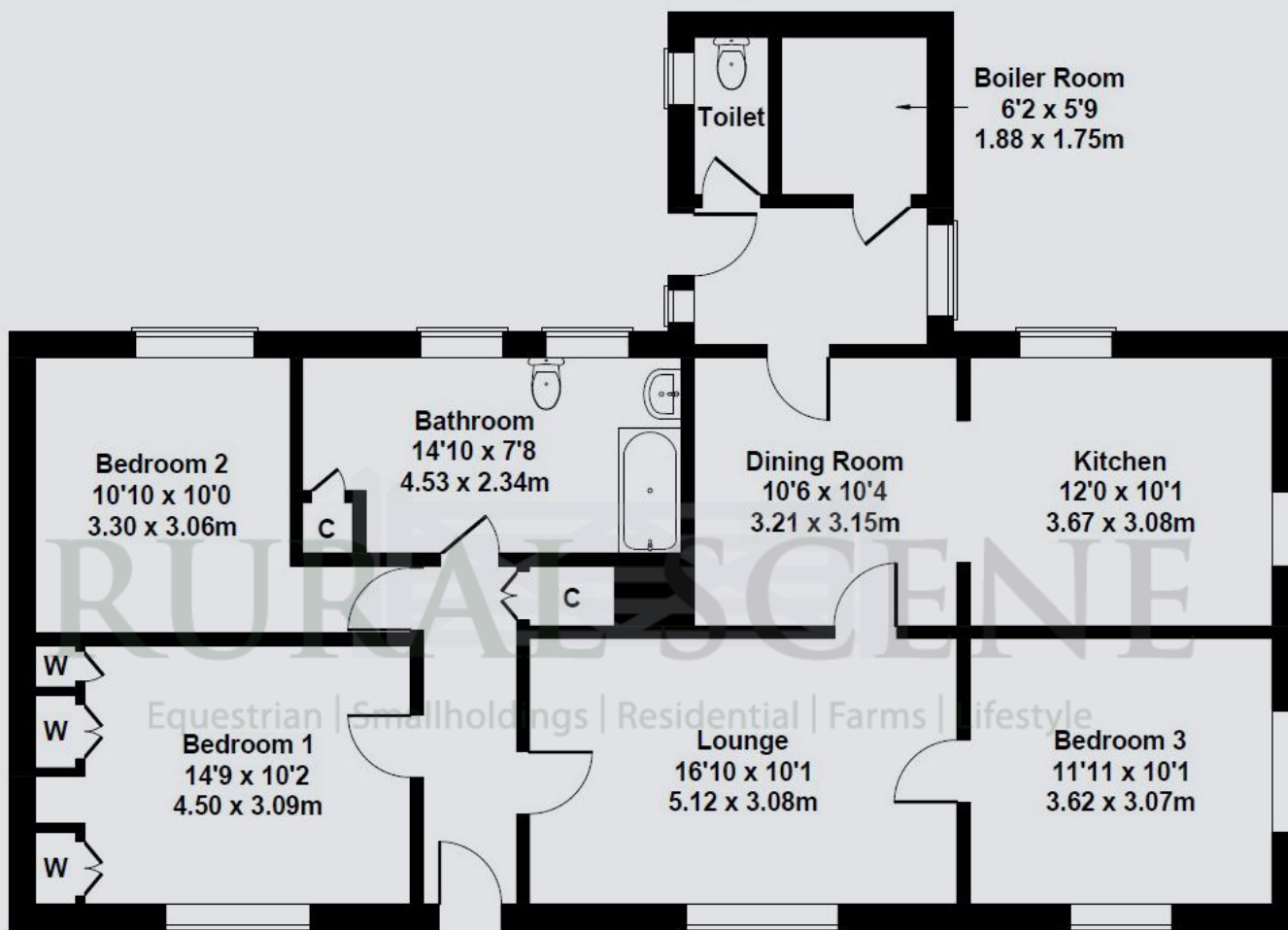


Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, AIR SOURCE HEAT PUMP, SOLAR PANELS and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** D **COUNCIL TAX** A

DIRECTIONS

From Boston take the Boston Road to Sibsey which becomes Main Road. Continue on Main Road and on entering Stickney take a right hand turn into Horbling Lane then take a left turn into Midville Road. The property can be identified on the left hand side.

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