



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

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.

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.

Ground Floor

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



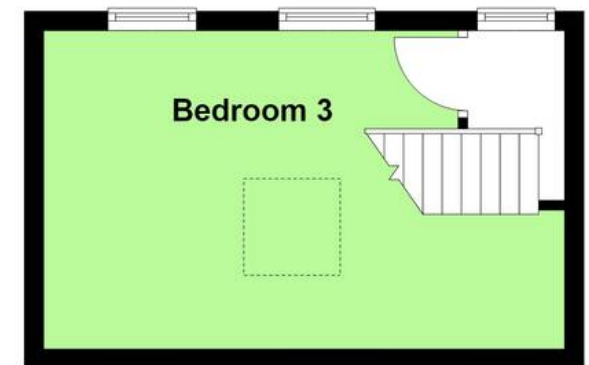
First Floor

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



Second Floor

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





Newton Fallowell Estate Agents

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

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

