



CHOICE PROPERTIES

Estate Agents

1 Millway Field Lane,
Friskney, PE22 8RH

Reduced To £180,000



It is a pleasure for Choice Properties to bring to the market this beautifully presented and extended two bedroom detached bungalow. The property further benefits from two reception rooms, modern kitchen and a spacious driveway. Viewing is highly recommended.

With the benefit of Oil Central heating and UPVC double glazing this attractive accommodation comprises of:-

Front entrance door to:

Entrance Porch

2'1" x 5'11"

Door to:

Entrance Hallway

15'11" x 10'2"

Radiator. Airing cupboard housing the hot water cylinder with immersion heater. 'Hive' thermostat controls.

Reception Room

12'6" x 17'1"

Radiator. Electric fire set in feature stone surround.

Kitchen

11'5" x 12'11"

Fitted wall and base units with work surfaces over. Central island. Integrated electric oven, microwave and hob with extractor hood over. Integrated fridge/freezer, washing machine and dishwasher. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Radiator. Side access door. Opening leading through to:

Dining Room

8'2" x 11'0"

Radiator. Sliding patio doors leading out to the rear garden.

Bedroom 1

11'9" x 11'0"

Radiator. Fitted wardrobes. Access to the loft area.

Bedroom 2

12'1" x 11'0"

Radiator. Fitted wardrobes.

Shower Room

5'6" x 9'11"

With three piece white suite which consists of a large shower enclosure with electric shower, wash hand basin and w.c. Part tiled and part panelled walls. Chrome heated towel rail. Spot lighting.

Driveway

Spacious block paved driveway with parking for several vehicles and additional gravelled hard standing.

Gardens

To the front of the property is a lawned garden fronted by a low level brick wall. To the side is gated access to the privately enclosed rear garden which is paved and gravelled. Timber sheds and workshop. External oil boiler which supplies the central heating and hot water.

Tenure

Freehold

Council tax band

Local Authority - East Lindsey District Council,
The Hub,

Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

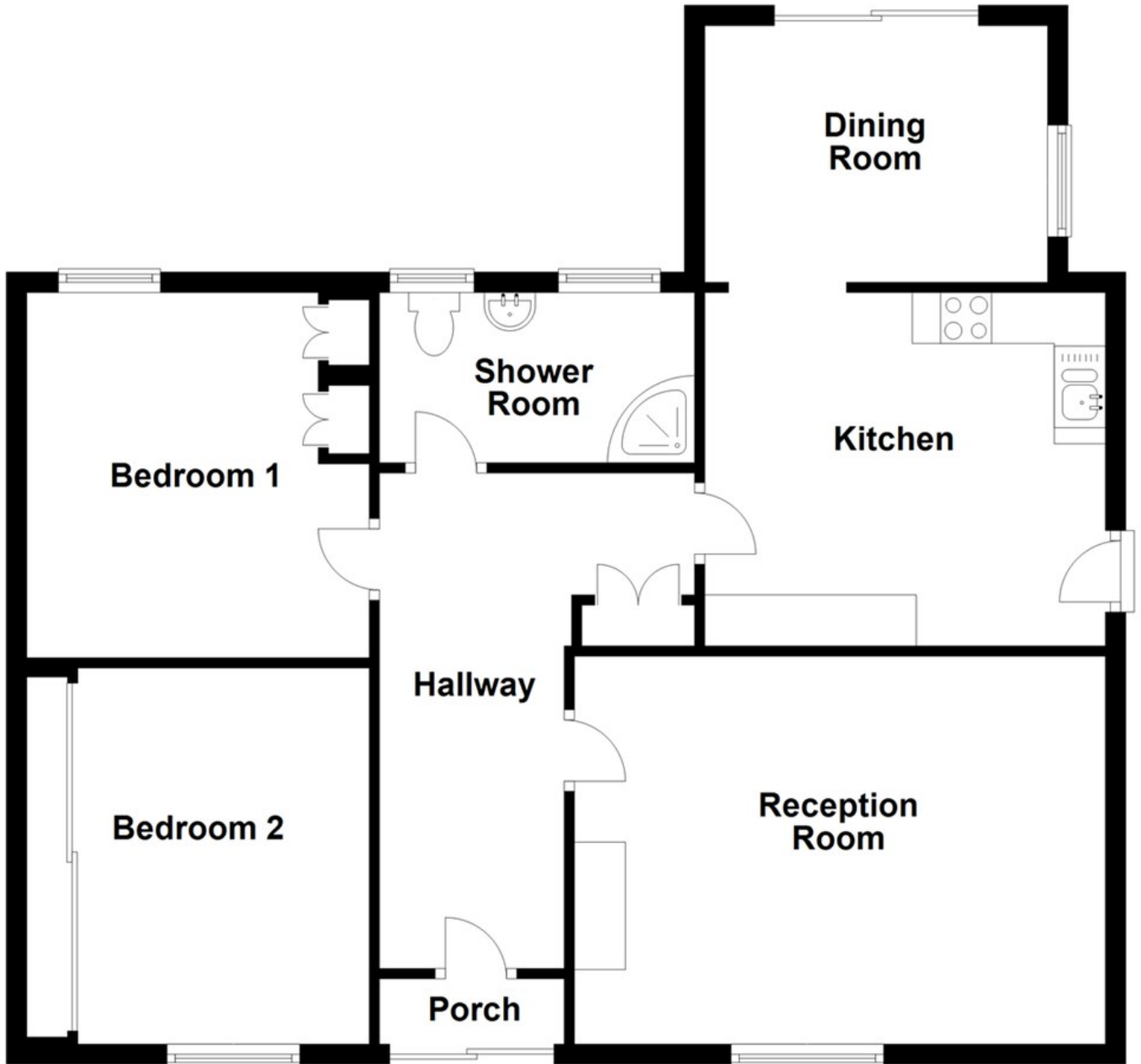
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Ground Floor

Approx. 86.5 sq. metres (931.5 sq. feet)



Total area: approx. 86.5 sq. metres (931.5 sq. feet)

Directions

Enter postcode PE22 8RH on your SatNav. When you arrive at Field Lane the property is located close to the junction with Low Road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			50
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

