



Haven Cottage

Main Road, Frithville, Boston, Lincolnshire. PE22 7DT





Haven Cottage, Frithville

Haven Cottage is a large dormer bungalow set to grounds totalling 0.63 acres (approx.) on the South-Eastern fringe of the village of Frithville, with the well serviced town of Boston located five miles away. Requiring a scheme of renovations and refurbishments, the property is currently configured to provide a large open plan dining-kitchen, spacious living room, garden room, office/bedroom, snug/bedroom, utility and shower room to the ground floor; with large landing and three bedrooms to the first floor.

There is a large outbuilding with considerable garage and workshop space, driveway down one side; front garden and larger rear garden. The property enjoys views to the South over arable farmland.

ACCOMMODATION

Hallway having wood entrance door, wood double glazed window to side aspect; staircase up to first floor, radiator, ceiling light. Part glazed door to:

Dining Room with wood double glazed window to front aspect, radiator, ceiling light and power points. Doors to bedroom/snug and living room, open to:

Kitchen having wood double glazed window to front aspect; storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to square edge wood worktop, radiator, ceiling light and power points. Door to:

Utility with louvre door storage space, wall mounted Worcester boiler, water cylinder and ceiling light. Door to:

Cloakroom with wood obscure double glazed door to side aspect; low level WC, corner shower cubicle, pedestal wash hand basin, wall mounted towel rail, radiator and ceiling light.



Bedroom /Snug with wood double glazed windows to side aspect; radiator, TV point, ceiling light and power points.

Living Room having wood double glazed French doors with side panels to rear aspect; radiator, ceiling and wall lights and power points. Doors to garden room and to:

Bedroom /Office with wood double glazed windows to side and ceiling; radiator, ceiling light and power points.

Garden Room having wood double glazed windows and French doors with matching side panels to side aspects; radiator, ceiling lights and power points.

First Floor

Landing with uPVC double glazed windows to side and rear aspects; radiator, ceiling lights and power points. Doors to first floor accommodation.

Bedroom with radiator, TV point, ceiling light and power points.

Bedroom with radiator, TV point, ceiling light and power points.

Bedroom with uPVC double glazed windows to side and roof lights to ceiling; radiators and power points. *Low level wc?*

OUTSIDE

The property is approached through vehicle gates and down the driveway to the side, continuing to the **Large Outbuilding** which includes garage, workshop and ancillary store space with light and power.

The property offers lawned gardens to front and rear, the latter extending considerably beyond the rear of the outbuilding. There is lawned space, brick edged planters surrounding seating space and a large pond; established trees, shrubs and hedges throughout.

East Lindsey District Council – Tax band: C



ENERGY PERFORMANCE RATING:

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org; Website: <http://www.robert-bell.org>

Brochure prepared 12.7.2023



Approximate total area²¹

2388.56 sq ft

221.88 sq m

Reduced headroom

111.54 sq ft

10.36 sq m

(1) Including balconies and terraces

(2) Reduced headroom:
(between 1.9m & 2.0m)

While every attempt has been made to ensure accuracy, all measurements are approximate, and for scale. These figures are for information purposes only.

DISPATCHED



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle, LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

www.robert-bell.org

