



Beulah Cottage Chapel Lane, Friskney Boston PE22 8RX

welcome to

Beulah Cottage Chapel Lane, Friskney Boston

Two-bedroom detached cottage-style home enjoying beautiful rear field views, offering spacious and versatile accommodation including a lounge/diner, conservatory, two bathrooms, driveway parking and a generous rear garden. Ideally suited to those seeking a peaceful setting.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Entrance porch leads into main kitchen.

Kitchen

16' 6" x 8' 5" (5.03m x 2.57m)

Wall and base units with worktop space over, inset sink & drainer, stainless steel extractor hood, space for a cooker/oven with additional undrcounter

appliance space, radiator, loft hatch access, 2 x windows and door.

Lounge/ Diner

20' 4" x 12' 8" (6.20m x 3.86m)

Dual aspect lounge with windows to front and rear elevations, 2 x radiators, storage cupboard and ample space for lounge and dining furniture.

Conservatory

18' 7" x 6' 9" (5.66m x 2.06m)

With windows to one elevation and a door this creates an additional seating or storage space. The conservatory leads into the Annex Kitchen.

Annex Kitchen/ Lounge

15' 8" x 10' 8" (4.78m x 3.25m)

Wall and base units with worktop space over, inset sink and drainer, under counter appliance space, loft hatch access and opens up into the Lounge area which has a window looking into the conservatory.

Downstairs Bathroom

Bath, sink, Wc, towel ladder radiator and window.

Bedroom 1

12' 10" into recess x 10' 11" (3.91m into recess x 3.33m)

Double bedroom with radiator and window.

Bedroom 2

9' 5" x 8' 11" (2.87m x 2.72m)

Wit storage cupboard, radiator and window.

Upstairs Bathroom

With bath, sink, Wc and window.

External

The property offers a driveway to the front leading to parking and the rear garden. The rear garden is



mainly laid to lawn with a static caravan, sheds and enjoys stunning views across the fields.

Agents Note

Please be aware that the attached garage does not belong to this property.

Local Area

Situated in a peaceful location, the property enjoys the best of both countryside living and everyday convenience. The surrounding area offers scenic walks and open green spaces, while nearby towns and villages provide a range of local amenities including shops, schools, healthcare facilities and transport links. With beautiful rural views and easy access to surrounding areas, this location is ideal for those looking to enjoy a quieter lifestyle without sacrificing convenience.



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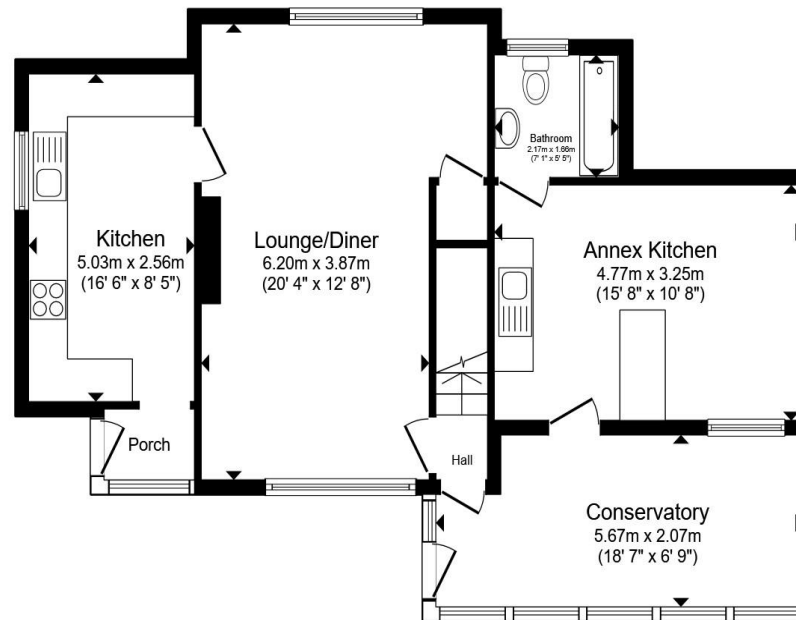
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached 2 bed cottage-style home
- Spacious lounge/diner

Tenure: Freehold EPC Rating: F

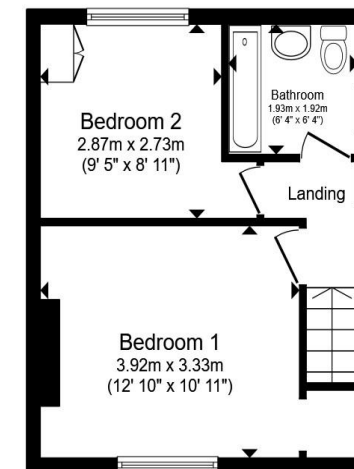
Council Tax Band: B

guide price

£190,000



Ground Floor



First Floor

Total floor area 104.4 m² (1,124 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
SKG110364 - 0003

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