

# Three Bedroomed Detached Bungalow for Improvement Full Planning Permission for Replacement Four Bedroomed Dwelling

Jasmine | Carrington Road | Frithville | Boston | Lincolnshire | PE22 7DY



Full Planning Permission Granted for Replacement Dwelling  
Plans Show a Detached House with Kitchen Dining, Lounge, Study, Utility, Master En-Suite, 3 Further Bedrooms and Family Bathroom

For Sale Freehold with Vacant Possession  
£125,000 Subject to Contract, NO Onward Chain

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)



The village of Frithville has a population of approximately 600 residents and is located 5 miles to the north of Boston on the road to Horncastle.

The property is located to the north of the village on the Carrington Road in a line of residential properties with open fields to the rear.

The existing property comprises a pre-fabricated framed bungalow which has been bricked round, having solid fuel heating.

A doorway leads to the main entrance hall.

**Living Room**.....6m x 3.2m, 14.9sqm

**Kitchen**.....3.1m x 2.8m, 8.8sqm

### Family Bathroom

**Bedroom No. 1.....3.6m x 3.3m, 12.2sqm**

**Bedroom No. 2.....3.6m x 3.1m, 11.2sqm**

**Bedroom No. 3.....4.1m, x 3.1m, 13.2sqm**

WC

Having low level WC.

A driveway leads down the side of the front garden and property to the rear, where there are a number of outbuildings.

**Workshop**.....10m x 5.3m, 52sqm

**Brick-built Store.....2.3m x 1.7m**

**Metal Shed**.....2.4m x 3m

The gardens are to the front and the rear of the property and extend to a total of 0.3 acres sts.

**Ground Floor**  
Approx. 88.8 sq. metres (956.0 sq. feet)

The ground floor plan shows a central brown Entrance Hall with a staircase and four doors leading to other rooms. On the left are three yellow Bedrooms. On the right is a large yellow Lounge, a Kitchen/Dining Room, and a Bathroom. At the top is a blue WC. There are two orange Store rooms at the top right. Small orange areas labeled 'Cpd' (cupboard) are located in the bedrooms, entrance hall, and lounge.

Total area: approx. 88.8 sq. metres (956.0 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.



Full Planning Permission Ref: S/054/01493/24 dated 11/12/2024 was granted by East Lindsey District Council for demolition of the existing and construction of a replacement dwelling. Full details are available on request.

It would be the purchaser's responsibility to erect a suitable fence along the new boundary forming the eastern edge of the site to be sold.

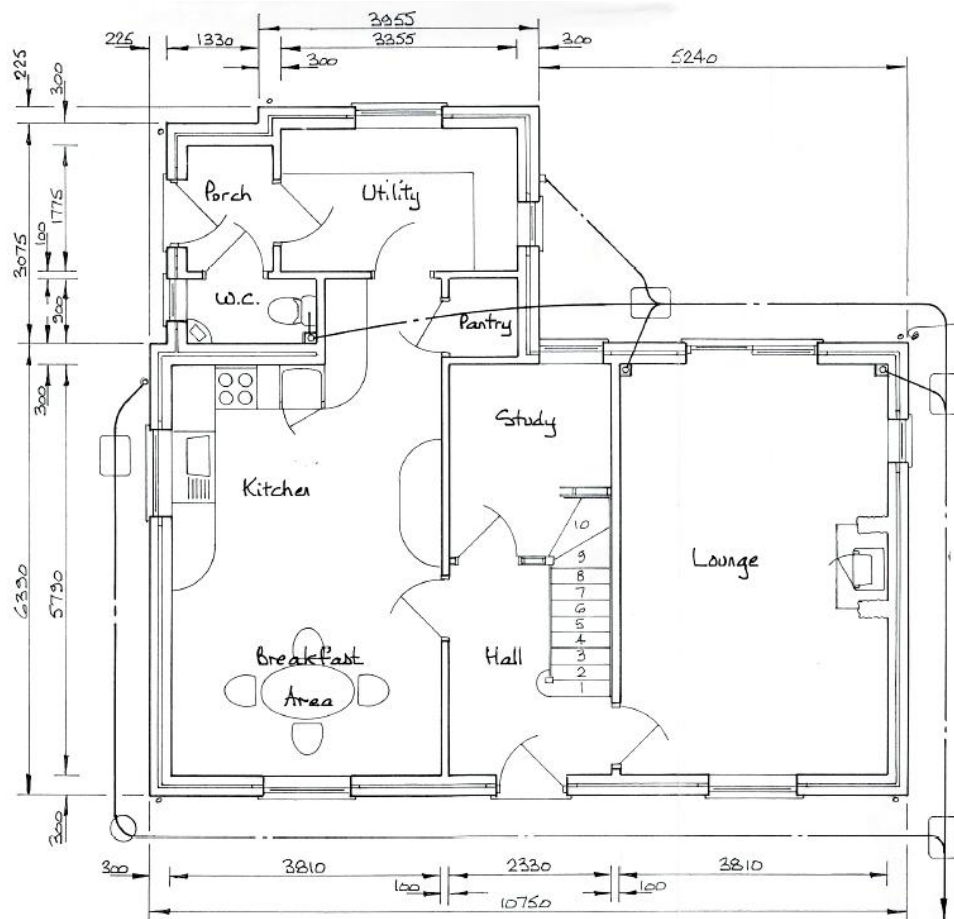
It is believed the property is connected to a private disposal system, this has not been tested and no warranties are implied.

The property is rated at Council Tax Band B with East Lindsey District Council.

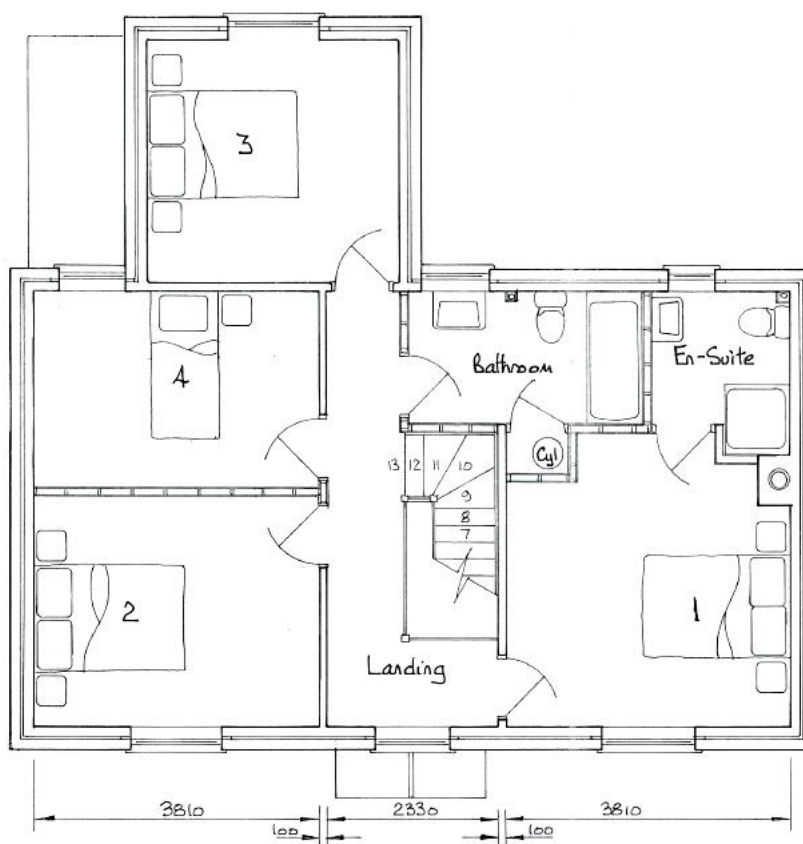
The property has an Energy performance Asset Rating G18. Full details are available on request.

Interested parties are welcome to view the site at their convenience. All visitors are required to wear appropriate personal protective equipment (PPE). Poyntons Consultancy accepts no liability for any injury, damage, or loss sustained while accessing or viewing the site.

Internal viewings are to be made by appointment through the agent. Poyntons Consultancy.  
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Proposed Ground Floor Plan



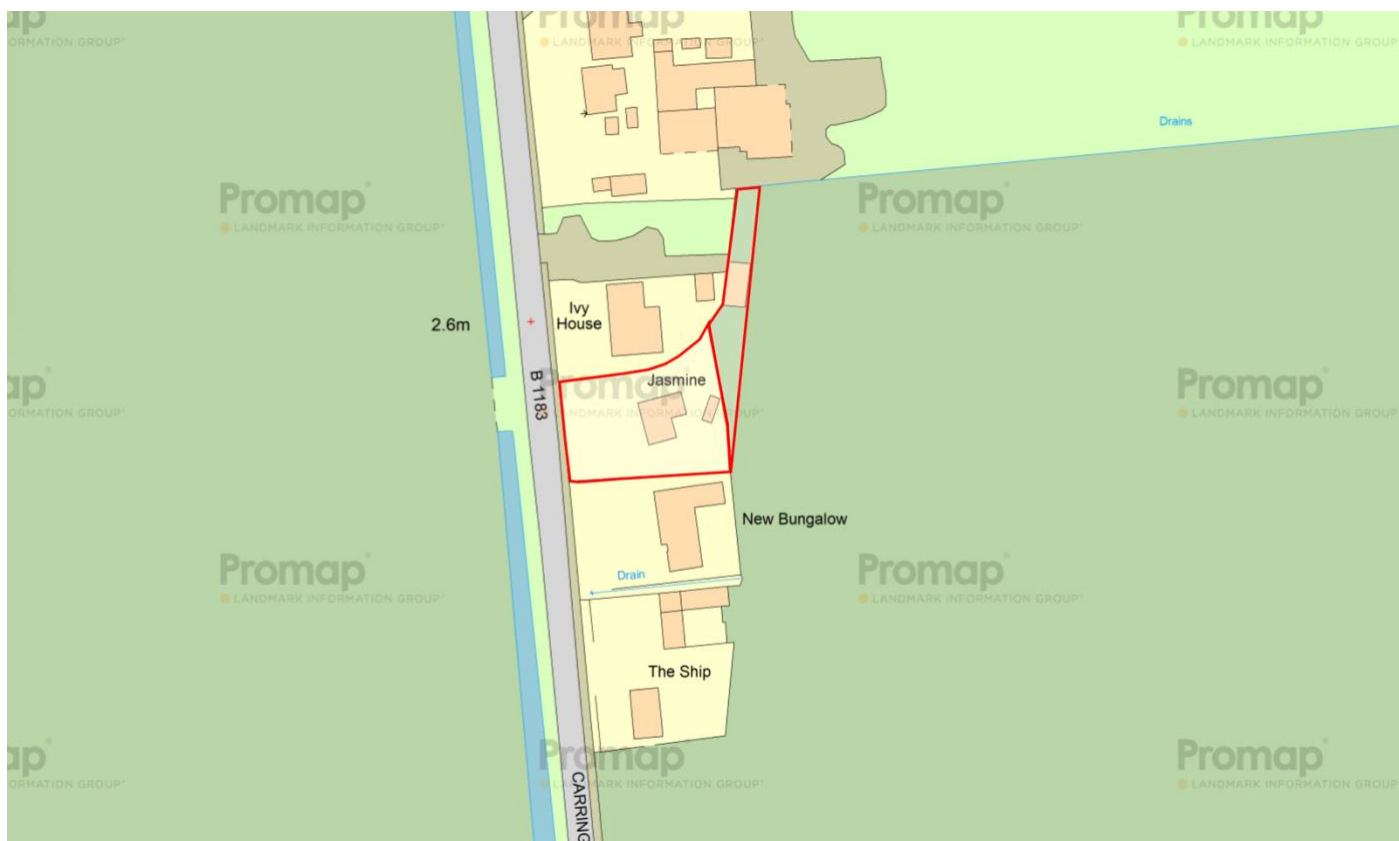
Proposed First Floor Plan

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**Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

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