

Former Village Hall For Sale Freehold with Vacant Possession

Freiston Village Hall | Priory Road | Freiston | Boston | Lincolnshire | PE22 0JZ



Former Village Hall Extending to 163.9sqm, 1,765sqft
Rectangular 0.11 acre Plot with Road Frontage
Desirable Village, 2 Public Houses, Well Regarded Butchers, Village Store and Sporting Amenities

For Sale Freehold with Vacant Possession
£150,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

Freiston is a sought-after village located approximately 3 miles to the east of Boston on the South Lincolnshire Fens.

The village is home to the historic Church of St James' and has a population of approximately 1,300 residents, and a history dating back to the 12th Century Freiston Priory.

The large market town of Boston to the west has a population of 68,000 residents, a twice weekly market, a port, large hospital and strong sporting facilities, strong retail offering and is the main commercial centre in the area.

London is approximately 115 miles to the south, Lincoln 35 miles to the north-west, Nottingham 50 miles to the east and King's Lynn 30 miles to the west.

The area is connected to the mainline railway with a connection at Grantham, and is served by the A52, A17 and A16 trunk roads.

The property is located close to the centre of the village to the north of Priory Road.

Accommodation...

Public Entrance.....2.6m x 2.5m, 6.6sqm

Cloakroom and WC off.....2.5m x 2.2m

Having sink and WC with cloakroom

Inner Hall.....5.0m x 5.5m, 27.9sqm

Sliding partition to **Main Hall**.....12m x 6m

Storeroom.....3.2m x 1.4m, 4.5sqm

Fitted Kitchen.....5.5m x 3.5m, 19.8sqm

Having an extensive range of fully fitted high level and low level cupboards over round edged worksurfaces with 2 stainless steel sinks, space for domestic appliances.

Rear Entrance Hall.....7m x 3.6m, 25sqm

Having **Disabled WC** off

Mens and Ladies WCs

Outside...

To the front of the property is a gravelled parking area. To the rear is a small enclosed courtyard.

Method of Sale...

The property is offered to the market on the basis of conditional and unconditional offers with no ongoing chain involved.

Utilities...

It is understood that the property benefits from mains water, drainage and electricity. No service investigations have been carried out.

Outgoings...

The property does not currently appear on the ratings list.

EPC...

An EPC will be available on request.

Viewing...

All viewings are to be made by appointment through the agent.

Poyntons Consultancy.

sales@poyntons.com | poyntons.com



poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com





Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com

