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Hall Lane, Stickney, PE22 8BG | £270,000
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THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS

VERY SPACIOUS 1,388 sq ft detached BUNGALOW, TWO DOUBLE bedrooms (used to be three bedrooms), TWO receptions, NO 'upward CHAIN', VERY GENEROUS 0.38 ACRE plot including landscaped gardens, Detached GARAGE extensive PARKING including for CARAVAN/motor home, 510 sq ft WORKSHOP with light, power, heating, Dual aspect FAMILY ROOM and 250 sq ft LOUNGE, MODERN soft closure fitted KITCHEN DINER including Bosch APPLIANCES, UTILITY room, BATH and SHOWER room, UPVC double glazed including French and external doors, CENTRAL HEATING with annually serviced Worcester REPLACED BOILER, Well SERVICED VILLAGE including shops, schools etc

AGENTS REMARKS

This is a well presented and very spacious 1,388 sq ft two double bedroom (used to be three bedrooms), two receptions including 250 sq ft lounge, modern bungalow on a very generous 0.38 acre (sts) plot including landscaped gardens, detached garage, extensive parking including for caravan/motor home and a large 510 sq ft wooden workshop having light, power and heating, all in a well serviced village, including shops, and the property benefits from NO 'upward CHAIN'.

The property consists of enclosed entrance porch, hall, 250 sq ft dual aspect lounge with open fireplace, triple aspect family room, modern soft closure fitted kitchen diner including Bosch appliances, utility room, bath and shower room and the two double bedrooms. Outside there is the front garden, 70 ft/21.34 m drive that leads down the side of the property to the detached brick garage extensive further off road parking if required and the 510 sq ft wooden workshop having light, heat and power. there is also a, greenhouse and wooden sheds and the landscaped rear garden is yet another feature of the property being laid to lawn and having an array of established plants, shrubs and trees and there is an extensive former chicken run, that can be re-vitalised or utilised into a vegetable plot.

The property also benefits from UPVC soffits and fascias, UPVC double glazing including French and external doors, curtain rails and blinds are included, central heating with a Worcester replaced boiler that is serviced annually and the property is offered freehold.

Stickney is a well serviced village, mentioned in the Domesday Book, and has a general store, fish 'n' chip shop, doctors surgery, primary and secondary schools, riding school, miniature railway, village hall and St Luke's Church and it is just a short 8 miles from the bustling well serviced vibrant historic market town of Spilsby, birth place of Sir John Franklin the arctic explorer, which has a theatre, tearoom, restaurants, open air market, supermarket, doctors and dentist. Stickney is also 10 miles from the major town of Boston and hospital.

OUTSIDE

Drive approx 21.34m (70' 0") long
Front garden is laid to lawn, having an established perimeter bed of plants and shrubs, enclosed by stone capped brick dwarf walling. A tarmac style drive leads down the side of the property, passing the Family and utility rooms external doors, to the detached brick garage, extensive further off road parking if required and the 510 sq ft wooden workshop to the rear of the bungalow and to the rear garden. Between the front garden and drive, a concrete path leads past the enclosed front door porch and all around the property.

DETACHED GARAGE

5.31m (17' 5") x 3.05m (10' 0")
Maximum dimensions. Brick built having pantiled roof, metal up and over vehicular door with a security sensor light over, window to the side, ceiling pendant light and wall light, electrical power socket, electricity fuse box for the garage (temporarily disconnected), shelving to the rear and pedestrian external side door.

WORKSHOP

11.48m (37' 8") x 4.11m (13' 6")
Wooden workshop, 510 sq ft (sts), having pitched roof including storage space to the roof rafters, windows on all four sides, ceiling pendant and five strip lights, two radiators, its own floor mounted oil fired boiler, three double and single electrical power sockets, electricity fuse box for the workshop, extensive range of shelving and two work benches and there is an outside security light and water tap.

REAR GARDEN

Yet another feature of the property is this landscaped garden, laid to lawn having extensive established, borders and beds of plants and shrubs including a central sleeper edged bed, and trees including a large fir tree, holly trees, copper birch and apple trees. There is also a box hedged enclosed former large chicken run which could easily be re-vitalised or utilised into a large vegetable plot, currently having rhubarb. The garden is fully enclosed by full height wooden fencing and dense hedging.

ENTRANCE PORCH

1.57m (5' 2") x 0.94m (3' 1")
Maximum dimensions. Entered via UPVC panelled external door top panel obscure double glazed having a matching fixed window to one side of the door, exposed brick walls, mosaic stone tiled floor and obscure glazed door with matching side window, off to the hall.

HALL

4.39m (14' 5") x 1.73m (5' 8") plus 1.45m (4' 9") x 1.14m (3' 9")
'L' shaped. Ceiling light, coving, access to roof void (having it's own light), double radiator with thermostat valve, telephone point, double and single electrical power sockets, carpet, Georgian style obscure glazed door off to the kitchen diner (which in turn leads to both the lounge and utility rooms) and doors off to the bath and shower room, master bedroom and second double bedroom.

LOUNGE

4.95m (16' 3") x 4.88m (16' 0")
Maximum dimensions. Dual aspect, UPVC Georgian style double glazed window to the side and front overlooking the garden, ceiling light and two wall lights, coving, dado rail, feature open fireplace (with tiled surround and inset cast iron grate), double radiator with thermostat valve, two TV points, telephone point, two double electrical power sockets, carpet and Georgian style obscure glazed doors off to the kitchen diner.

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KITCHEN DINER

4.83m (15' 10") x 3.91m (12' 10")

Range of cream coloured soft closure base units including cupboards, slide out corner carousel wire rack unit, slide out spice wire rack unit, open tray unit, drawers and pan drawers, matching soft closure wall units including glazed double fronted shelved display unit, black granite effect roll edged laminate worktops with inset stainless steel sink having drainer and swan neck mixer taps, part tiled walls and matching tiled window sills, built in Bosch black and glazed fronted electric fan assisted double oven with grill and LCD control, Bosch four ring ceramic hob, black canopy hood extractor with lights over the hob and oven, built in Bosch fridge and freezer, Bosch slimline dishwasher and space for table and chairs.

Dual aspect, UPVC Georgian style double glazed window to the side and rear, including view to the garden, eleven ceiling flush fitting LED/halogen spot lights, coving, dado rail, double radiator with thermostat valve, six brushed steel double and a single electrical power sockets excluding the previously detailed appliances, grey ceramic tiled effect vinyl flooring and Georgian style obscure glazed doors off to the utility room.

UTILITY ROOM

5.23m (17' 2") x 1.83m (6' 0")

Dual aspect, On both sides there is a UPVC obscure double glazed external door with matching window to one side of the door, ceiling light, coat rack, space and plumbing for washing machine and tumble dryer, further appliances if required, double and single electrical power sockets, double radiator with thermostat valve and horizontal panelled door, top three panels obscure glazed, off to the family room.

FAMILY ROOM

5.72m (18' 9") x 3.00m (9' 10")

Dimensions include built in cupboard. Triple aspect with Georgian style double glazing including French external doors to one side having a full height fixed glazed panel adjacent to the doors, single width door to the other side of the room and a window to the rear with views beyond to the garden. There is also a ceiling strip light, double radiator with thermostat valve, electrical power socket, electricity consumer unit, carpet and full height double fronted cupboard (housing the Worcester Heatslave 20/25 floor mounted oil fired combination boiler with integral LCD control having shelves over).

BATH AND SHOWER ROOM

2.90m (9' 6") x 2.82m (9' 3")

Dimensions include built in cupboard. Obscure double glazed window to the rear, ceiling light, walls tiled to half height with feature top border, matching tiled window sill, corner panelled bath having Victorian style mixer taps with hand held shower extension and integral shelf, pentagonal shaped shower cubicle fully wall tiled and having a Bristan contemporary shower and safety glass pivot door, hand basin in vanity unit with double cupboard under and illuminated mirror over, low level close coupled toilet, full height double fronted shelved cupboard, heated towel rail and carpet.

MASTER BEDROOM

4.62m (15' 2") x 3.68m (12' 1")

UPVC Georgian style double glazed window to the front overlooking the garden, ceiling light, coving, double radiator with thermostat valve, double electrical power socket and carpet.

SECOND DOUBLE BEDROOM

4.44m (14' 7") x 3.45m (11' 4")

UPVC Georgian style double glazed window to the rear, ceiling light, coving, double radiator with thermostat valve, double electrical power socket and carpet.

REAR OF THE PROPERTY

Greenhouse 3.12m (10' 3") x 2.26m (7' 5")

The drive to the detached garage also leads onto an extensive additional concrete area including for additional parking if required, the 510 sq ft wooden workshop to the rear of the bungalow and to the rear garden. To the other side of the bungalow there is a large aluminium framed green house, a paved patio to the family and utility room external side doors and a path that leads down the side of the property to a full height decorative metal scrolled gate in brick archway providing pedestrian access to the front. To the rear of the property there is also the oil tank and electricity meter wall housing.

WOODEN SHEDS

Four wooden sheds including in need or repair, one having an outside security sensor light.

SERVICES

Mains electricity, water, drainage and an oil tank are connected.

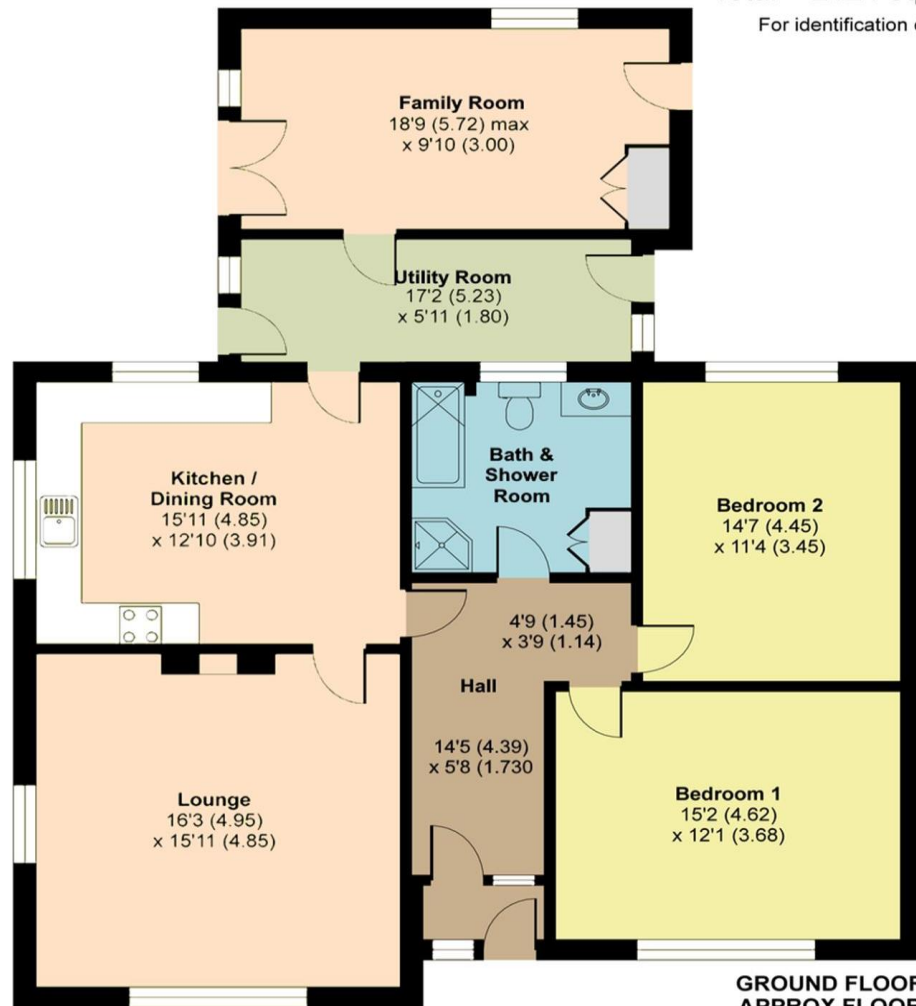
Hall Lane, Stickney, Boston, PE22

Approximate Area = 1566 sq ft / 145.4 sq m (includes garage)

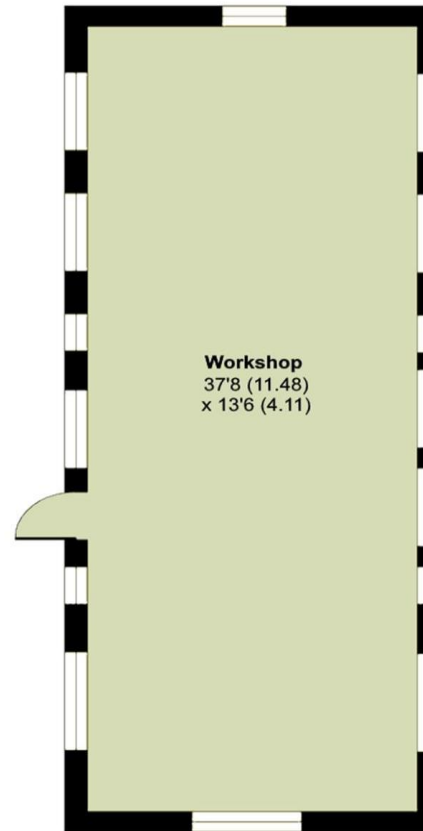
Outbuilding = 558 sq ft / 51.8 sq m

Total = 2124 sq ft / 197.3 sq m

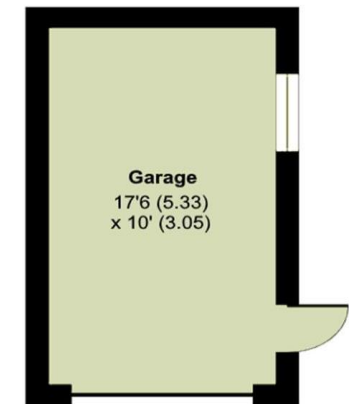
For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 129.1 SQ M
(1390 SQ FT)**



**OUTBUILDING
APPROX FLOOR
AREA 51.8 SQ M
(558 SQ FT)**



**GARAGE
APPROX FLOOR
AREA 16.3 SQ M
(176 SQ FT)**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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