



Hagnaby Road, Stickford, Boston, PE22 8ET

- Very well presented and SPACIOUS 923 sq ft THREE bedroom semi-detached EXTENDED HOUSE on GENEROUS 0.1 ACRE plot (sts)
- GENEROUS WEST FACING rear GARDEN fully side fenced and with paved PATIO as well as far reaching COUNTRYSIDE VIEWS to rear
- Spacious LOUNGE DINER with storage cupboard, understairs storage, wood burner effect electric fire and fully glazed uPVC external door to the rear
- Fully tiled BATHROOM (including wall mounted shower and glass pivot shower screen over the bath)
- 689 sq ft detached GARAGE WORKSHOP (having light, power and store room) and EXTRAORDINARY EXTENSIVE PARKING, including SECURE and for CARAVAN if required
- UPVC double glazing throughout and 11 SOLAR PANELS
- Soft closure fitted KITCHEN (including Indesit ceramic hob, Neff fan assisted oven, space for fridge freezer, space for dishwasher)
- DESIRABLE location with country walks on outskirts of Stickford village which has a public house, church and a regular bus service

Guide Price £170,000



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DESCRIPTION

This is a very well presented and spacious 923 sq ft three bedroom semi-detached extended house on a generous 0.1 acre plot (sts) with a 689 sq ft detached garage workshop (having light, power and WC) and extraordinary extensive parking, including secure and for caravan if required, as well as a west facing rear garden, fully side fenced and with a paved patio area and shed as well as far reaching countryside views to rear, all on the outskirts of Stickford village which has a public house, church and a regular bus service.

It also benefits from UPVC double glazing including external doors, 11 solar panels, wood burner effect electric fire and night storage heaters on economy 7 tariff.

The property consists of an entrance, utility cupboard, lounge diner including wood burner effect electric fire and with storage cupboard, understairs storage and fully glazed external door to the rear, soft closure oak fronted fitted kitchen (including pan drawers and full height pantry cupboards, wall units including glazed fronted with display lights under, Indesit ceramic hob, Neff fan assisted oven, space for fridge freezer, space for dishwasher, 1.5 bowl resin sink with drainer), downstairs fully tiled bathroom with separate shower over and curved glass pivot shower screen, landing, master bedroom with built in wardrobe, second bedroom with built in airing cupboard and third bedroom.

From Stickford, a school bus runs to both the primary and secondary schools in the neighbouring village of Stickney, which has a shop with post office and it is just a short 5.4 miles from the bustling well serviced vibrant historic market town of Spilsby birth place of Sir John Franklin the arctic explorer, which has a Sainsburys supermarket, tearooms, restaurants, open air market, doctors and dentist.





