



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 £165,000



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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.





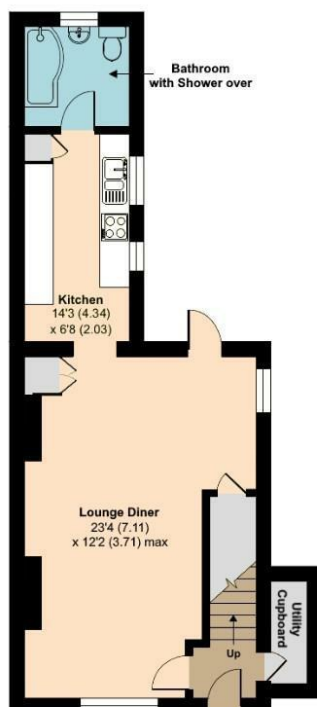
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Approximate Area = 923 sq ft / 85.7 sq m

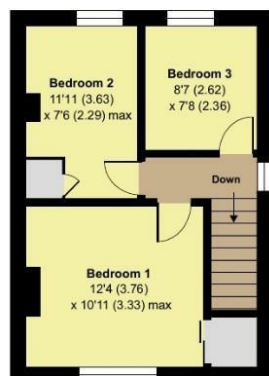
Outbuilding = 689 sq ft / 64 sq m

Total = 1612 sq ft / 149.7 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 51.4 SQ M
(553 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 34.4 SQ M
(370 SQ FT)



OUTBUILDING
APPROX FLOOR
AREA 64 SQ M
(689 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hunters Property Group. REF: 1201157

Viewings

Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

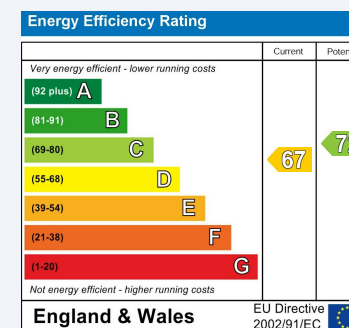
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



10 East Street, Horncastle, LN9 6AZ
Tel: 01507 524910 Email: horncastle@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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.

