



2 Paddock View, Stickford, PE22 8HS



4



2



3

Freehold

£425,000



## Key Features

- Detached house
- Four bedrooms
- Lounge, dining room & study
- Breakfast kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway, double garage & gardens
- Plot approx. 0.20 acre (STS)
- EPC rating D





An outstanding detached house in a lovely village setting with a paddock view to the rear and on a good sized plot of approximately 0.20 acre, subject to survey. The property has been updated with a new fitted kitchen, re-fitted cloakroom, en-suite and bathroom as well as new flooring throughout. Having over 2,000 square feet of well presented accommodation comprising: entrance hall, cloakroom, study, lounge with feature fireplace, dining room, breakfast kitchen and utility room to ground floor. Galleried landing, master bedroom with en-suite, three further bedrooms and family bathroom to first floor. Outside the property has a block paved driveway providing off-road parking, a double garage and lawned gardens with informal pond. The property benefits from oil fired central heating and double glazing.

#### ACCOMMODATION

Porch recess with part glazed entrance door through to the:

#### ENTRANCE HALL

Having sealed unit double glazed uPVC window to front elevation, coved & textured ceiling, radiator, wood effect flooring, telephone connection point, staircase rising to first floor and understairs storage cupboard.

#### CLOAKROOM

Having close coupled WC and hand basin.

#### STUDY

2.95m x 2.54m (9'8" x 8'4")

(max into bay) Having sealed unit double glazed uPVC bay window to front elevation, coved & textured ceiling and radiator.

#### LOUNGE

5.41m x 4.27m (17'8" x 14'0")

Having two windows to side elevation, french doors with side screens to rear elevation, coved & textured ceiling, radiator, wood effect flooring, television aerial connection point and feature brick built fireplace with slabbed hearth and inset wood burner.

 **NEWTON FALLOWELL**





## DINING ROOM

3.91m x 2.95m (12'10" x 9'8")

Having window to rear elevation, coved & textured ceiling, radiator and wood effect flooring.

## BREAKFAST KITCHEN

4.90m x 2.74m (16'1" x 9'0")

Having windows to side & rear elevations, coved & textured ceiling, radiator and wood effect flooring. Re-fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: undercounter sink with mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with space for range style cooker, cupboards under, cupboards & concealed cooker hood over. Further work surface return with cupboards & drawers under, cupboards over, unit to side with space for american style fridge/freezer, cupboard over and larder style unit to side.

## UTILITY

2.57m x 1.73m (8'5" x 5'8")

Having part glazed door to side elevation, coved & textured ceiling, wood effect flooring, extractor, work surface with tiled splashback, cupboard, space & plumbing for automatic washing machine, tumble dryer and oil fired combination boiler providing for both domestic hot water & heating under.



## FIRST FLOOR LANDING

Having window to front elevation, coved & textured ceiling, radiator, smoke alarm and built-in cupboard.

## MASTER BEDROOM

4.29m x 3.65m (14'1" x 12'0")

Having windows to side & rear elevations, coved & textured ceiling, radiator and television aerial connection point.

## EN-SUITE

2.77m x 1.91m (9'1" x 6'4")

Having window to front elevation, coved & textured ceiling, radiator, tiled walls and tiled floor. Re-fitted with a suite comprising: walk-in shower enclosure with overhead rainfall & hand held shower fitting, close coupled WC and pedestal hand basin.

## BEDROOM TWO

4.22m x 3.15m (13'10" x 10'4")

Having window to rear elevation, coved & textured ceiling and radiator.

## BEDROOM THREE

3.35m x 3.15m (11'0" x 10'4")

Having window to front elevation, coved & textured ceiling, radiator and built-in wardrobes.

## BEDROOM FOUR

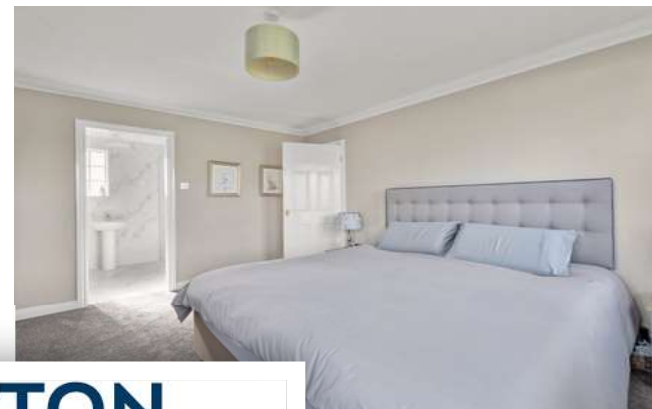
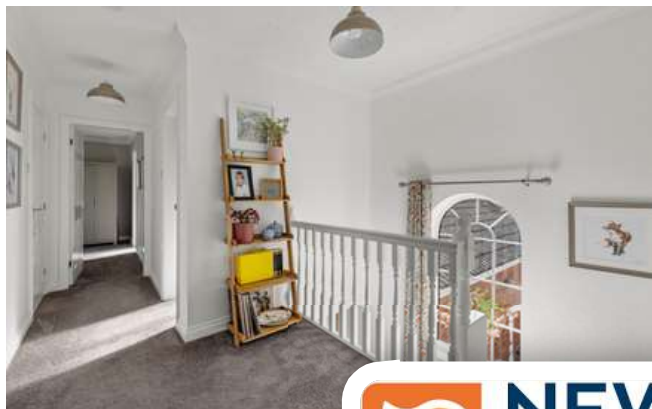
3.07m x 2.95m (10'1" x 9'8")

Having window to rear elevation, coved & textured ceiling and radiator.

## FAMILY BATHROOM

2.77m x 1.93m (9'1" x 6'4")

Having window to front elevation, coved & textured ceiling, radiator, tiled walls, tiled floor and extractor. Re-fitted with a suite comprising: panelled bath with mixer shower fitting and anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under.





 **NEWTON  
FALLOWELL**



## EXTERIOR

To the front of the property there is a shaped lawn with borders. A block paved driveway provides ample off-road parking and leads to the:

## DOUBLE GARAGE

Having two electric roller doors, light, power, window & part glazed door to side elevation.

## REAR GARDEN

Being enclosed and majority laid to lawn with borders. Having a large shaped pond, paved patio area, further paved seating area and screened oil storage tank.

## THE PLOT

The property occupies a good sized plot of approximately 0.20 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired combination boiler (approx. 18 months old) served by radiators and the property is double glazed. The current council tax is band E.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.





# NEWTON FALLOWELL



# Floorplan



Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk

### AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.