



Fanthorpe House, Church Road, Stickford, PE22 8EP

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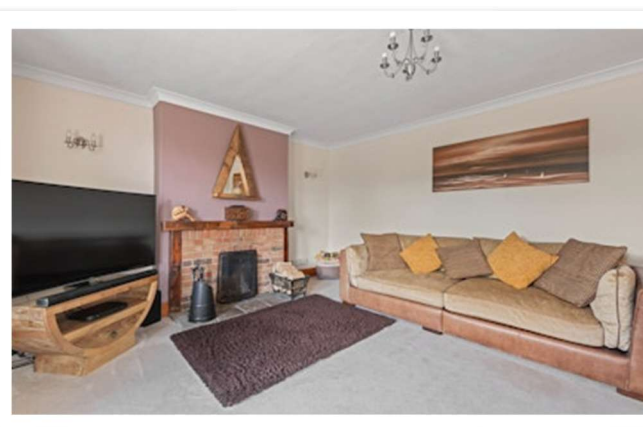
Freehold

£325,000



Key Features

- Detached house
- Three bedrooms
- Lounge & orangery
- Dining kitchen & utility
- Cloakroom & bathroom
- Off-road parking & garage
- Enclosed rear garden
- Plot approx. 0.17 acre (STS)
- EPC rating E





A beautifully updated detached house in a pleasant village location and on a good sized plot of approximately 0.17 acre, subject to survey. Recently redecorated throughout and having new carpets, the property has over 1,500 square feet of well presented accommodation comprising: entrance hall, lounge, dining kitchen, inner hall, utility, cloakroom and stunning orangery to the ground floor. Three bedrooms and four piece bathroom to first floor. Outside the property has ample off-road parking to the front, a garage and an enclosed rear garden. The property benefits from oil fired central heating and double glazing.



ACCOMMODATION

Open oak porch and part glazed side entrance door through to the:

ENTRANCE HALL

Having tiled floor and staircase rising to first floor.

LOUNGE

5.44m x 3.99m (17'10" x 13'1")

Having bay window to front elevation, further window to side elevation, coved ceiling, radiator, wall light points, television aerial connection point and brick built open fireplace with stone hearth and wooden beam mantle & surround.

DINING KITCHEN

5.21m x 4.17m (17'1" x 13'8")

Having window to side elevation, inset ceiling spotlights, radiator, tiled floor, built-in cupboard housing oil fired boiler providing for both domestic hot water & heating and further built-in airing cupboard housing hot water cylinder with shelving. Fitted with a range of units with quartz work surfaces & upstands comprising: two undercounter sinks with mixer tap & separate boiling water tap inset to work surface, cupboards & integrated dishwasher under, cupboards over. Work surface return with cupboard under, integrated fridge & freezer to side. Island unit incorporating breakfast bar with cupboards & drawers under. Recess with Rangemaster electric cooker & oven, tiled splashback and extractor over.







INNER HALL

Having window to side elevation and glazed double doors to the orangery.

UTILITY

Having window to side elevation, inset ceiling spotlights, wood effect flooring, twin bowl belfast style sink with mixer tap, wood block work surface with space & plumbing for automatic washing machine under.

CLOAKROOM

Having window to side elevation, inset ceiling spotlights, wood effect flooring, close coupled WC and hand basin inset to vanity unit with cupboard under.

ORANGERY

5.33m x 4.09m (17'6" x 13'5")

Having two windows to side elevation, bi-fold doors in anthracite grey to rear elevation & garden, pitched glass roof and tiled floor with underfloor heating.

FIRST FLOOR LANDING

Having window to side elevation, radiator and smoke alarm.

BEDROOM ONE

5.44m x 2.69m (17'10" x 8'10")

(max) Having windows to front & side elevations and built-in double wardrobe.

BEDROOM TWO

3.78m x 3.15m (12'5" x 10'4")

Having window to side elevation and radiator.

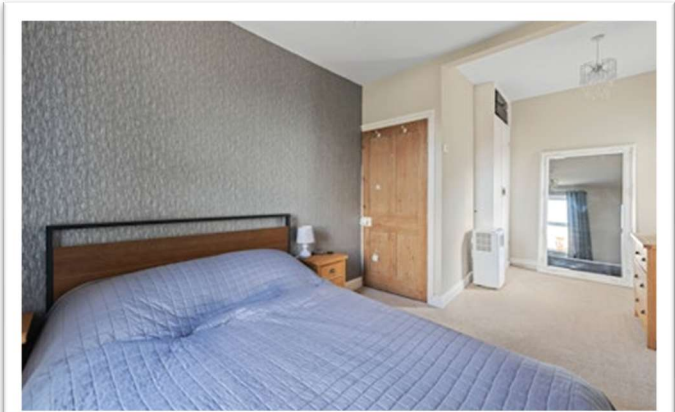
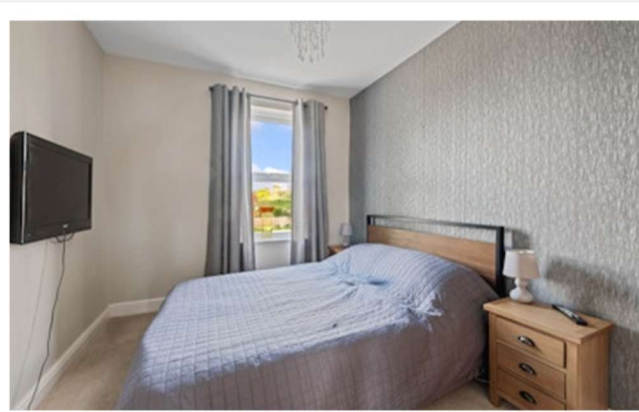
BEDROOM THREE

3.2m x 2.69m (10'6" x 8'10")

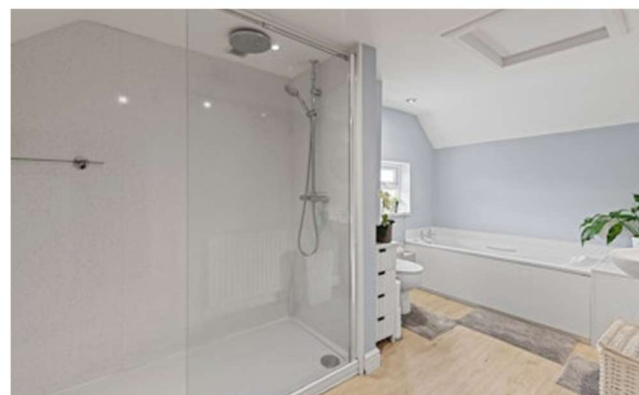
Having window to front elevation and built-in wardrobe.

BATHROOM

Having window to rear elevation, radiator, inset ceiling spotlights, access to roof space, laminate flooring and extractor. Fitted with a suite comprising: panelled bath, walk-in double shower enclosure with mixer shower fitting & mermaid board splashback, close coupled WC and pedestal hand basin.



 **NEWTONFALLOWELL**



EXTERIOR

A five bar gate gives access to a large gravelled area to the front of the property which provides ample off-road parking. The gravelled area extends to the side of the property to the:

GARAGE

5.77m x 3.25m (18'11" x 10'8")

Having double wooden doors to front, side service door, light and power.

REAR GARDEN

Being enclosed and laid to lawn with a central raised bed, having a gravelled seating area with a raised decked area. There is also an oil storage tank and side access gate leading to a garden shed with electric and a wood store.

THE PLOT

The property occupies a good sized plot of approximately 0.17 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 a gas fired boiler served by radiators and the property is double glazed. The current council tax is band C. The property had a new roof in 2012. The kitchen & bathroom was replaced in 2019 and a new oil fired boiler was installed in November 2021.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.





Floorplan



Total area: approx. 144.6 sq. metres (1556.3 sq. feet)



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AGENT'S NOTES

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