



The Conifers, Cul De Sac, Stickford, PE22 8EY



3



1



1



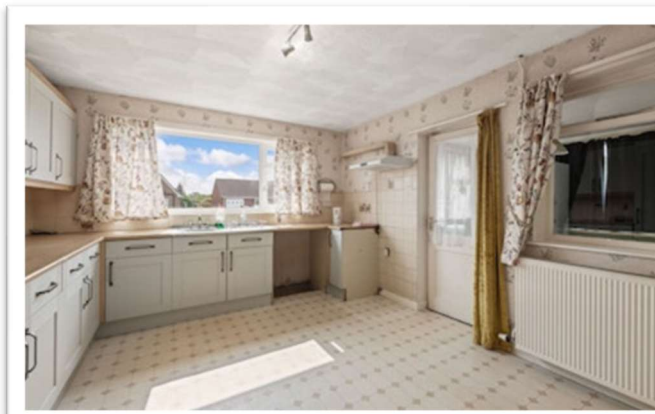
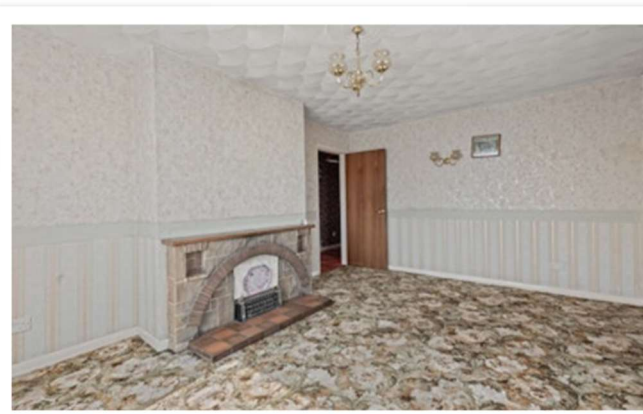
Freehold

£299,950



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge & dining kitchen
- Side entrance utility & wet room
- Driveway & detached garage
- Enclosed rear garden with further land beyond
- Plot approx. 0.87 acre (STS)
- EPC rating D – NO CHAIN





A detached bungalow on a plot of approximately 0.87 acre, subject to survey. On the outskirts of the popular village of Stickford and with open fields to the side & rear. The property is in need of a little updating and has accommodation comprising: entrance hall, lounge, dining kitchen, side entrance utility, three bedrooms and wet room. Outside the property has a lawned front garden, a driveway providing off-road parking, a detached garage and an enclosed rear garden with a further area of land beyond. The property benefits from oil fired central heating and double glazing. NO CHAIN



#### ACCOMMODATION

Porch recess with part glazed front entrance door through to the:

#### ENTRANCE HALL

Having radiator and built-in cupboard.

#### LOUNGE

5.03m x 3.63m (16'6" x 11'11")

Having windows to front & side elevations, radiator, wall light points and fireplace with tiled hearth.

#### DINING KITCHEN

4.56m x 3.47m (15'0" x 11'5")

Having window to front elevation, window to side elevation overlooking the side entrance utility, radiator and tile effect vinyl flooring.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers and space for dishwasher under. Work surface return with cupboard under and space for electric cooker to side with extractor over. Work surface return with cupboards & drawers under, cupboards over and tall larder style unit to side. Part glazed door to the:

#### SIDE ENTRANCE UTILITY

2.99m x 2.33m (9'10" x 7'7")

Having window & part glazed door to front elevation, further window to side elevation, tiled floor and oil fired boiler providing for both domestic hot water & heating.





#### BEDROOM ONE

4.22m x 3.58m (13'10" x 11'8")

Having window to side elevation and radiator.

#### BEDROOM TWO

4.23m x 3.58m (13'11" x 11'8")

Having window to rear elevation and radiator.

#### BEDROOM THREE

3.49m x 2.72m (11'6" x 8'11")

Having window to side elevation and radiator.

#### WET ROOM

3.1m x 2.32m (10'2" x 7'7")

Having window to side elevation, radiator, wall mounted fan heater, tiled splashbacks, tiled floor, electric shower fitting, close coupled WC and pedestal hand basin.





### EXTERIOR

To the front of the property there is a large lawned garden with borders. There is gated access to a driveway which provides ample off-road parking & hardstanding which extends down the side of the property to the:

### DETACHED GARAGE

Of brick & tile construction with up-and-over door, side service door, light and power.

### REAR GARDEN

Majority laid to lawn with a garden shed and greenhouse. There is a further area beyond which is grassed.

### THE PLOT

The property occupies a plot of approximately 0.87 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 boiler serving radiators and the current council tax is band C.

### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

### AGENT'S NOTES

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.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



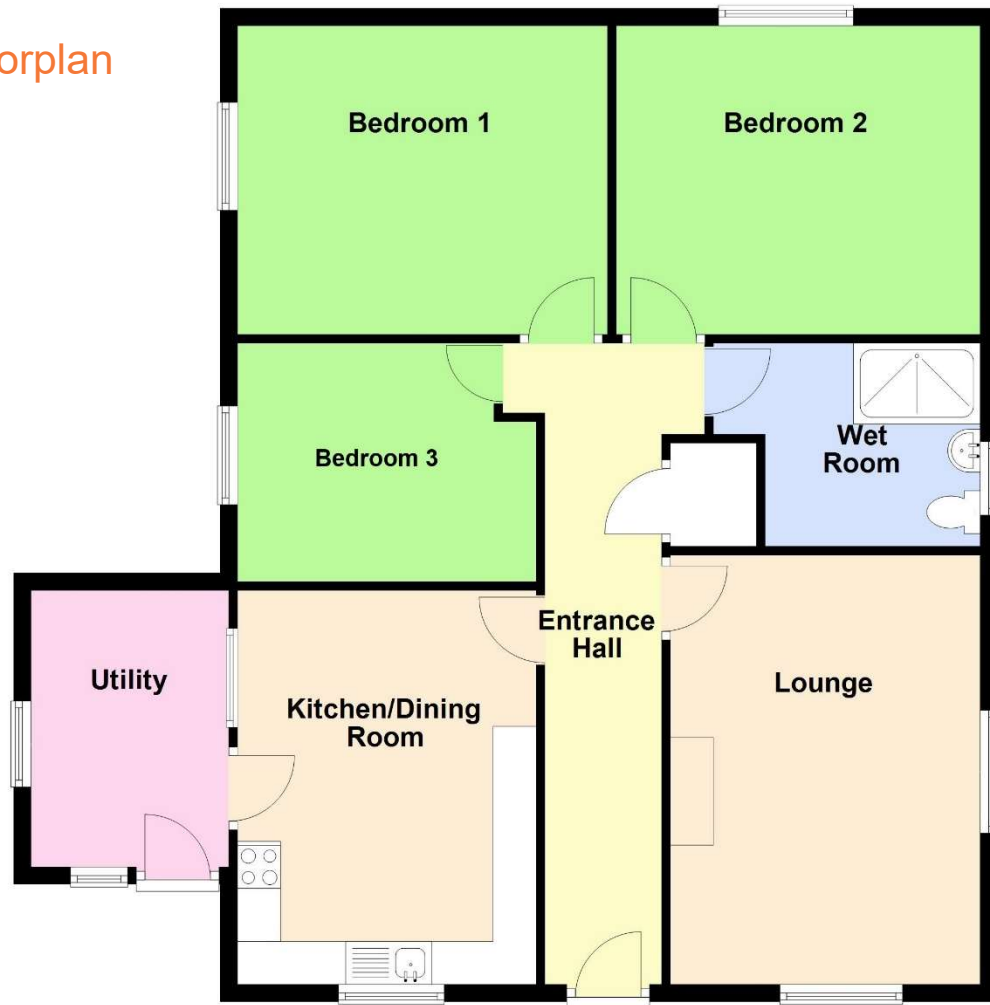




 **NEWTON  
FALLOWELL**



## Floorplan



Total area: approx. 103.9 sq. metres (1117.9 sq. feet)



 **NEWTONFALLOWELL**

Newton Fallowell Spilsby

01790 755222

[spilsby@newtonfallowell.co.uk](mailto:spilsby@newtonfallowell.co.uk)