



# 8 Holmes Road

This modern, detached bungalow is situated in a popular cul-de-sac in the village of Stickney and has the benefit of being offered with no onward chain.

The well-presented accommodation includes three bedrooms with an en-suite shower room to the master bedroom, together with the lounge, breakfast kitchen and bathroom.

Outside there are well-maintained gardens to the front and rear and a generous driveway which extends through double gates to a detached garage.

Stickney has amenities to include both Primary and Secondary schools, a village shop, Post Office and fish and chip shop. The village lies approximately 9 miles from Boston and offers easy access to the picturesque Lincolnshire Wolds, the historic market towns of Spilsby and Horncastle and the coastal resort of Skegness.

- Three Bedroom, Modern Detached Bungalow
- En-suite Shower Room and Bathroom
- Oil-Fired Central Heating, uPVC Double Glazing
- Off-road Parking & Attached Garage
- Well Maintained Rear Gardens
- Popular Cul-de-Sac Location
- No Onward Chain
- Tenure: Freehold, EPC 'E' 45, Council Tax Band 'B'







**Entrance** - Via a part-glazed door into the **Entrance Hall**, having concealed radiator, coat hooks and doors arranged off to:

**Lounge 5.60m x 3.40m** – The spacious lounge has uPVC window to the front aspect overlooking the garden, contemporary fireplace with log-effect fire and radiator.

**Kitchen 3.40m x 2.74m** - The kitchen comprises a range of cupboard and drawer units to both base and eye level with work surfaces, having an inset one-and-a-half bowl sink/drainer with dual lever mixer tap, inset cooker with four ring hob, oven below and extractor canopy with light. Tiling as appropriate, recess for fridge-freezer, breakfast bar and a further door to the:

**Inner Hall** – Loft access, double door cupboard with space for washing machine and doors arranged off to:

**Master Bedroom 3.75m x 3.08m** – With uPVC window overlooking the rear garden, radiator, fitted double wardrobe and door to the en-suite shower room.

**En-suite Shower Room** – The en-suite comprises a lovely contemporary suite of concealed flush WC, vanity basin with single lever mixer tap and cupboard beneath and a tiled shower enclosure. Fitted shelving, contrasting cupboard recess, heated towel rail, wall tiling and tiled floor.

**Bedroom Two 3.08m x 2.37m** – With uPVC window overlooking the rear garden, fitted wardrobe and radiator.

**Bedroom Three 2.72m x 2.62m** – Currently used as an office, bedroom three overlooks the front and has radiator.

**Bathroom** – Comprising a modern white suite of panel bath with spa jets, concealed flush WC, vanity hand basin with mixer tap and drawers beneath, and a tiled corner shower enclosure. Heated towel rail, wall tiling and tiled floor.

## Outside

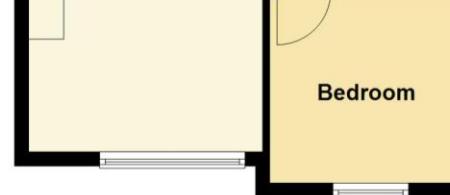
The property has the benefit of a good length driveway which continues through double gates to the **detached garage** which has up/over door, power and light.

There are attractive gardens to the front and rear, with the front being predominantly lawn. The rear garden has been enclosed and combines lawn with a feature gravel/shrub bed and seating areas. There is also a cold water tap and outside light.



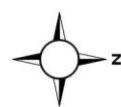






Total area: approx. 83.7 sq. metres (900.6 sq. feet)

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Plan produced using PlanUp.



**NOTE:** All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer. All properties are offered subject to contract.

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