





## 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'



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**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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