



No.4

Set within a small, well-presented small cul-de-sac in the charming village of Stickford, this spacious and modern four-bedroom detached family home would be ideal for a family looking to enjoy countryside living. Located just five minutes from the breathtaking Lincolnshire Wolds—much of which is designated an ‘Area of Outstanding Natural Beauty’—this semi-rural property provides easy access to the area’s most popular market towns and villages, while remaining convenient for local amenities.

The generous welcoming entrance hallway sets the tone for the home’s generous proportions. A beautifully modernised kitchen, completed only two years ago alongside the installation of a new boiler, forms the heart of the house and is finished to an exceptional standard. The ground floor also features a bright and expansive lounge, a separate dining room ideal for entertaining, and a conservatory to the rear that makes the most of the garden and views. Four double bedrooms, an en-suite and a family bathroom to the first floor ensure there is ample room for an older family, or a buyer needing extra space to work from home.

Outside, the property includes a particularly attractive and thoughtfully planned garden. Planted with a wide variety of flowering plants, shrubs, spring bulbs, and young fruit trees, it provides colour and interest throughout the seasons. A delightful open outlook to the rear enhances the sense of space and tranquillity.

A spacious double garage has an electric roller door, and a block-paved driveway provides ample off-road parking. This outstanding home would be a wonderful choice for families seeking a peaceful village lifestyle within easy reach of the Lincolnshire Wolds.

EPC - D

Council Tax Band - D

Mains Drainage + Oil Fired Central Heating

[Type here]



Entrance Hall 4.40 m x 2.79 m (14'5 x 9'1) - Has a composite door to the front aspect with uPVC side panels, a radiator and laminate flooring. A staircase rises to the first-floor accommodation with under stairs storage cupboard with stairlift currently in situ. The vendor informs us that she is perfectly happy to have this removed if necessary.

Double doors open through to the **Lounge 6.60m x 3.69m (21'7 x 12'1)**– Has a uPVC bay window to the front aspect with fitted blinds, two radiators and an attractive fireplace housing a multi fuel stove. Double doors open through to:

Conservatory 3.41 m x 3.20 m (11'2 x 10'5) – Of brick and uPVC construction with uPVC windows to both the sides and the rear aspect and French doors opening onto the rear garden from which you can enjoy lovely views. The conservatory benefits from an electric radiator.



Double doors from the lounge then also open through to the **Dining Room 3.80 m x 2.78 m (12'5 x 9'1)** - Having a uPVC bay window to the rear aspect, a radiator and spotlights to the ceiling. The seller informs us that the dining room furniture may be open to separate negotiation if required.

Kitchen-Diner 6.66 m x 3.23 m (21'10 x 10'7) – Has uPVC windows to the front aspect and French doors opening out onto the rear patio and garden beyond. The kitchen was re-fitted only four years ago and benefits from a wood grain effect laminate flooring, two radiators and halogen spotlights to the ceiling. It is a lovely kitchen with solid wooden worktops and shaker style drawer and cupboard units at both base and eye level. A co-ordinating central island unit has additional storage beneath, and integrated appliances include a Stoves electric cooking range with five burner induction hob and double electric oven and grill. There is space and point for an American style fridge freezer, an integrated dishwasher and ample space saving units, a 1 1/2 bowl sink unit has a mixer tap over, waste disposal and modern, 'Metro' style wall tiling where appropriate. There is plenty of space for a breakfast table and chairs in front of the patio doors.

Utility Room 1.87 m x 1.79 m (6'1 x 5'10) – Has a uPVC window to the side aspect and part glazed door to the rear garden. The utility room has a tiled floor and work surface space with plumbing beneath for a washing machine. A single drainer stainless steel sink has a mixer tap over. The oil-fired Worcester Bosch boiler was fitted approximately two years ago and is still covered by the manufacturers warranty. **Cloakroom** – Has a uPVC window to the side aspect, radiator and a two-piece suite to include a low flush WC and wash basin with cupboard beneath.

The first-floor landing has doors arranged off to:

Bedroom One 4.58 m x 3.69 m (15'0 x 12'1) – Has a uPVC window to the front aspect, a radiator and ceiling light fan. A range of wardrobes with hanging rails is open to separate negotiation. **En-suite Shower Room** - Is a generous room with a walk-in double shower, low flush WC and vanity wash basin with several drawers and cupboards beneath. A wall mounted vanity mirror and shaver point are included in the room, which also has a fully tiled floor, radiator, airing cupboard and new uPVC window to the rear aspect.

Bedroom Two 3.50 m x 3.26 m (11'5 x 10'8) – Has two uPVC windows to the rear aspect with lovely open views, a radiator and range of bedroom furniture open to negotiation if required.

Bedroom Three 3.26 m x 3.02 m (10'8 x 9'10) – Has a uPVC window to the front and a radiator.

Bedroom Four 2.90 m x 2.78 m (9'6 x 9'1) – Another double bedroom with uPVC window to the front aspect with fitted blinds and a radiator.

Family Bathroom – With a uPVC window to the rear, a radiator and comprising a four piece suite to include panel bath, pedestal wash basin, low flush WC and a tiled shower enclosure.

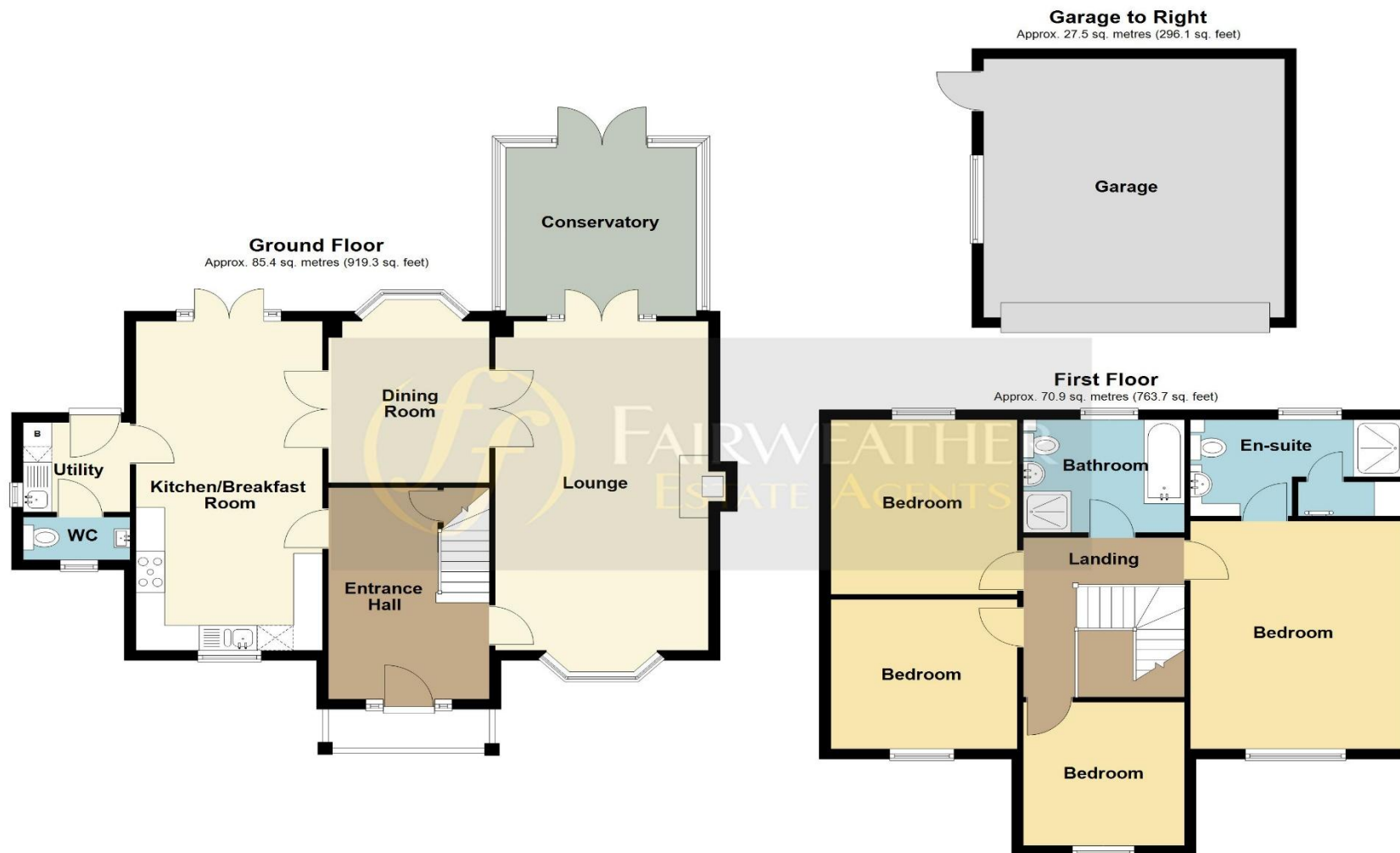
To the front of the property a block paved driveway provides off-road car parking and leads up to a **Detached Double Garage 5.40 m x 5.22 m (17'8 x 17'1)** - Which has an electric roller remote control door, lights, power and door leading to rear garden.

There is a lawned garden with flower beds to the front aspect which is beautifully maintained just like the rear garden. The garden to the rear wraps around the property and is laid mainly to lawn with a shaped patio, raised beds planted with herbs, strawberries, and dahlias for cutting. Well maintained hedges add shape and structure as well as privacy in this beautifully presented garden. A cherry, pear and bramley apple tree are included in a small orchard area and a wildlife pond.

Location - The village of Stickford can be found by travelling out of Boston on the A16 through the villages of Sibsey and Stickney. Stickford is then approximately five minutes further in the car from the market town of Spilsby, which has several amenities to suit all age groups including primary and secondary school, several shops and eateries as well as a small Sainsbury's. Closer to Boston, the adjacent village of Stickney has a GP surgery and both secondary and primary schools.







Total area: approx. 183.9 sq. metres (1979.1 sq. feet)

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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