



The Slates, Main Road, Stickney, PE22 8AG



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Freehold

£450,000



Key Features

- Detached house
- Three bedrooms
- Dining kitchen & utility
- Lounge & study
- One bedroom ANNEXE
- Various outbuildings
- Plot approx. two acres (STS)
- EPC rating G





An exceptional detached house with an annexe which has been used as a successful Air B & B plus a two bedroom static caravan which could be used as a holiday let. The property is on a plot of approximately two acres, subject to survey, with various outbuildings and far reaching views to the rear. The main residence has accommodation comprising: entrance lobby, entrance hall, cloakroom, dining kitchen, lounge, utility, boot room and study to ground floor. Three bedrooms and bathroom to first floor. The annexe has an open plan living/dining/kitchen, bedroom and en-suite. Outside the property has a lawned front garden, a driveway providing ample off-road parking, a garage and a large rear garden with an above ground swimming pool.

ACCOMMODATION

Part glazed entrance door through to the:

REAR ENTRANCE LOBBY

2.34m x 1.55m (7.7ft x 5.1ft)

Having window & door to side elevation, tiled floor, door to the annexe and further door through to the:

ENTRANCE HALL

Having window to rear elevation, radiator, wood floor, staircase rising to first floor and understairs storage cupboard.

CLOAKROOM

1.54m x 1.03m (5.1ft x 3.4ft)

Having window to rear elevation, close coupled WC and hand basin.

DINING KITCHEN

6.71m x 3.96m (22ft x 13ft)

Having windows to front & rear elevations, part glazed door with side screen to side elevation, vaulted ceiling with feature beams, radiator and laminate flooring.

Fitted with a range of base units with work surfaces & tiled splashbacks comprising: double bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under. Work surface return with cupboard & drawers under. Range style cooker with stainless steel splashback & cooker hood over, work surface & space for upright fridge freezer to side. Island unit with cupboards & drawers to both sides.

LOUNGE

7.16m x 3.89m (23.5ft x 12.8ft)

Having two windows & door to front elevation, feature beams to ceiling, radiator, wood flooring, television aerial connection point and brick built fireplace with tiled hearth and inset wood burner.

UTILITY ROOM

4.06m x 2.67m (13.3ft x 8.8ft)

Having windows to side & rear elevations, radiator, quarry tiled floor, work surface with space & plumbing for automatic washing machine & tumble dryer under, cupboards over. Further work surface with cupboards under and glazed units over.





BOOT ROOM

2.44m x 2.36m (8ft x 7.7ft)

Having windows to side & rear elevations and quarry tiled floor.

STUDY

2.82m x 3.34m (9.3ft x 11ft)

Having windows to front & side elevations and radiator.

FIRST FLOOR LANDING

Having window to side elevation, radiator and access to roof space.

BEDROOM ONE

4.34m x 4.01m (14.2ft x 13.2ft)

Having two windows to front elevation, radiator and wall light points.

BEDROOM TWO

3.96m x 3.15m (13ft x 10.3ft)

Having windows to front & side elevations, radiator, built-in cupboard and ornamental cast iron fireplace.

BEDROOM THREE

2.67m x 2.67m (8.8ft x 8.8ft)

Having window to rear elevation, radiator and built-in cupboard.



BATHROOM

3m x 1.69m (9.8ft x 5.5ft)

Having window to rear elevation, radiator, heated towel rail, vinyl flooring, extractor and mermaid board splashbacks. Fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

ANNEXE ACCOMMODATION

From the rear entrance lobby a door leads to the:

OPEN PLAN LIVING/DINING/KITCHEN

7.49m x 5.61m (24.6ft x 18.4ft)

Having windows to front & both side elevations, three radiators, television aerial connection point and wood flooring. The kitchen area is 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 under, cupboard over. Work surface return with space for LPG cooker, cupboards, drawers & space for fridge under, cupboards & stainless steel cooker hood over. Further work surface forming dresser style unit with cupboards under, glazed display units & drawers over.

BEDROOM

2.87m x 2.44m (9.4ft x 8ft)

Having window to side elevation, radiator and wood flooring.

EN-SUITE

2.46m x 1.2m (8.1ft x 3.9ft)

Having window to side elevation, heated towel rail, tiled floor and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is a lawned garden with borders. A driveway provides ample off-road parking and extends down the side of the property and leads to the:

GARAGE

7.82m x 3.78m (25.7ft x 12.4ft)

Having up-and-over door, light, power and LPG boiler which serves the annexe.

GARDEN STORE

4.24m x 2.9m (13.9ft x 9.5ft)

To the rear of the garage and having up-and-over door.

WORKSHOP

5.18m x 4.19m (17ft x 13.7ft)

To the rear of the garden store and having a wooden floor, light and power.



REAR GARDEN

To the rear of the main residence there is a sheltered paved seating area ideal for entertaining with a large aviary/chicken coup. There is walkway with mature grapevines which leads to the pool area. The rear section of the garden is majority laid to lawn and features fruit trees including plum, apple and cherry. Further down there is a further area of lawn with mature hedging to either side.

The property has various outbuildings which include:

STATIC CARAVAN

11.28m x 3.66m (37ft x 12ft)

Which is in very good order throughout and benefits from central heating and double glazing. The accommodation comprises of a lounge area with a fitted kitchen off. A master bedroom with en-suite, further bedroom and shower room. Outside the caravan has a seating area and paved parking area to the front.



POOL

9.75m x 4.88m (32ft x 16ft)

An above ground pool surrounded by block paving with a further block paved seating area with pergola over.

TIMBER WORKSHOP/STUDIO

6.1m x 3.66m (20ft x 12ft)

Having double doors, windows, light & power.

Further outbuildings include:

DUTCH BARN

3.05m x 2.44m (10ft x 8ft)

SHED/WORKSHOP

6.1m x 3.05m (20ft x 10ft)

GREENHOUSE

3.05m x 2.44m (10ft x 8ft)

POLY TUNNEL

19.81m x 5.49m (65ft x 18ft)

THE PLOT

The property occupies a plot of approximately two acres, 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 for the main residence is by an external oil fired boiler served by radiators and the heating for the annexe & static caravan is LPG. The main property and annexe have double glazed windows throughout and the property is served by 3 phase electricity. The current council tax is band D.







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VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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