



Sunbeam, Main Road, Stickney, PE22 8AA



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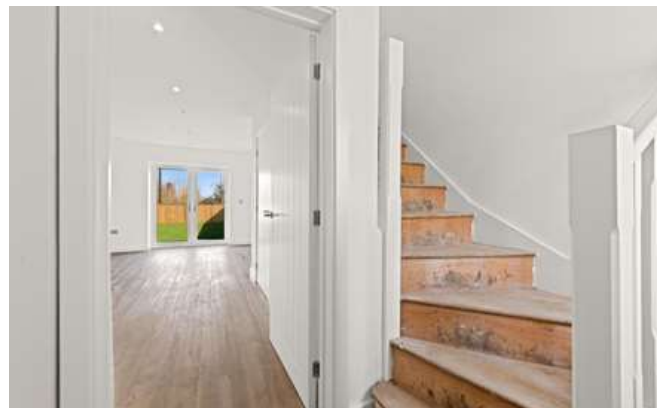
Freehold

£210,000



Key Features

- New build mid terrace house
- Three storey
- Three bedrooms
- Open plan kitchen/dining/living
- Cloakroom, en-suite & bathroom
- Two parking spaces
- Enclosed rear garden
- EPC rating U





Sunbeam is a brand new, 3 storey 3 bedroom property in the very popular village of Stickney. Recently completed to a very good standard the property enjoys benefits such as off road parking and a garage.

Five properties complete this small and personal development in the centre of Stickney. All are perfect family homes finished to a good standard with accommodation set over three floors. The ground floor provides an open plan kitchen, dining, lounge area with doors opening out onto the gardens. The middle floor has two bedrooms along with a family bathroom. Stairs then lead to the third floor where a generously sized master bedroom with en suite can be found.

Outside the properties come with off road parking as well as fully enclosed rear gardens.



Stickney is a growing village and is well serviced by a doctor's surgery, fast food takeaway, local convenience store and both primary and secondary schools. The village is located roughly a 15 minute drive from both Boston and Spilsby where a range of further amenities can be found.

With the first of these properties already having sold, call our offices now for further information and to arrange a viewing!

SPECIFICATIONS

- Central heating via an air-sourced heat pump
- High specification kitchen with quartz work surfaces and choice of cupboard colours
- Induction hob with extractor over and electric multifunction double oven
- Integrated dishwasher and integrated 70/30 fridge freezer
- Indian sandstone patios and turfed rear gardens

 **NEWTON FALLOWELL**





ACCOMMODATION

The accommodation in brief comprises:

ENTRANCE HALL

CLOAKROOM

KITCHEN AREA

3.3m x 3.1m (10.8ft x 10.2ft)

LOUNGE/DINING AREA

4.5m x 4.18m (14.8ft x 13.7ft)

FIRST FLOOR LANDING

BEDROOM TWO

4.8m x 2.74m (15.7ft x 9ft)

EN-SUITE

BEDROOM THREE

4.18m x 3m (13.7ft x 9.8ft)

BATHROOM

SECOND FLOOR LANDING

MASTER BEDROOM

4.18m x 4.18m (13.7ft x 13.7ft)

EN-SUITE

EXTERIOR

The property has an enclosed rear garden and two parking spaces.



PHOTOGRAPHS

Please note that the internal photographs are for guidance purposes only and are of a completed similar property on the development.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump served by radiators and the property is double glazed.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

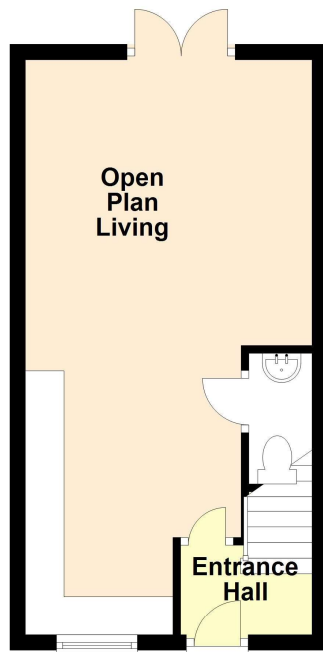
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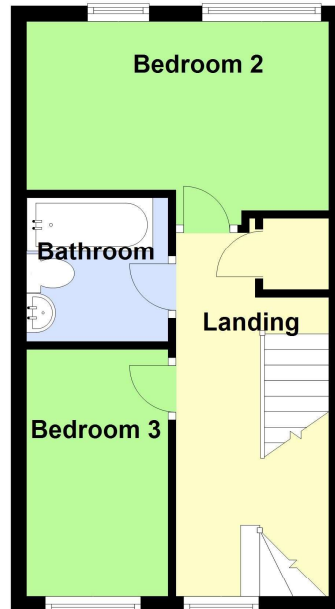


 **NEWTON**
FALLOWELL

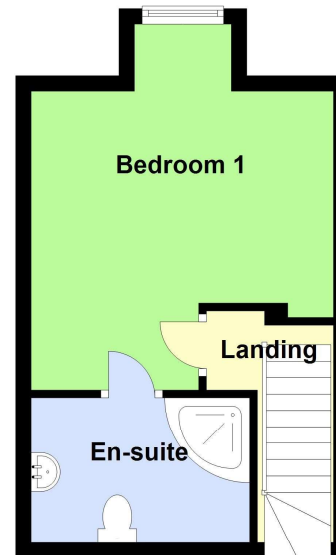
Ground Floor
Approx. 27.6 sq. metres (297.5 sq. feet)



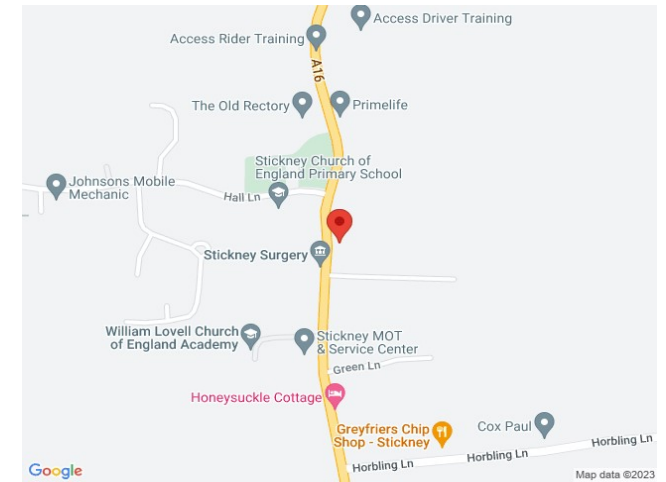
First Floor
Approx. 29.2 sq. metres (313.8 sq. feet)



Second Floor
Approx. 23.9 sq. metres (257.7 sq. feet)



Total area: approx. 80.7 sq. metres (868.9 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk