



The Old Rose & Crown, Main Road, Stickney, Boston, PE221 8AY



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Freehold

£400,000



## Key Features

- Detached house
- Five bedrooms
- Lounge, sitting room, dining room & study
- Dining kitchen, utility & conservatory
- Two en-suites, bathroom & shower room
- Garage & two barns
- Plot approx. 0.77 acre (STS)
- Open view to rear – NO CHAIN
- EPC rating D





A spacious family home originally built in the 1930's as a pub and extended and much improved over the years to create over 2,400 square feet of accommodation. On a plot of approximately 0.77 acre, subject to survey and with an open view over fields to the rear.

Well presented with an entrance porch, entrance hall, lounge, sitting room, inner hall, cloakroom, dining room with study off, dining kitchen, conservatory and utility to ground floor. Master bedroom with en-suite, bedroom two with en-suite, three further bedrooms, bathroom and shower room to first floor.

Outside the property has an in-and-out driveway providing ample off-road parking, a garage, lawned gardens and barn with further attached barn. The property benefits from oil fired central heating and double glazing.



#### ACCOMMODATION

Part glazed front entrance door through to the

#### ENTRANCE PORCH

Having window to front elevation, tiled floor and door to the:

#### ENTRANCE HALL

Having coved ceiling, radiator, smoke alarm and tiled floor.

#### LOUNGE

5.30m x 4.91m (17'5" x 16'1")

(max into bay) Having bay window & further window to front elevation, window to side elevation, coved ceiling with moulded ceiling rose, radiator, television aerial connection point and fireplace with marble back & hearth, inset electric fire and wooden surround.

#### SITTING ROOM

4.93m x 4.26m (16'2" x 14'0")

Having bay window to front elevation, coved ceiling with moulded ceiling rose, television aerial connection point and open fireplace.

#### REAR HALL

Having coved ceiling, radiator, smoke alarm, continuation of tiled floor and staircase rising to first floor.

#### CLOAKROOM

Having window to rear elevation, radiator, tiled walls, tiled floor, close coupled WC and pedestal hand basin.

#### DINING ROOM

4.25m x 3.79m (13'11" x 12'5")

Having two windows to side elevation, coved ceiling, radiator and wooden flooring. Opening to the:



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#### STUDY

4.48m x 1.91m (14'8" x 6'4")

Having french doors to rear elevation, window to side elevation, coved ceiling, radiator and continuation of wooden flooring.

#### DINING KITCHEN

5.23m x 4.38m (17'2" x 14'5")

Having two windows to rear elevation, coved ceiling, radiator, tiled floor and television aerial connection point. Fitted with a range of base & wall units with granite work surfaces & upstands comprising: composite sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under, cupboard over. Work surface return with cupboard under, cupboards over. Further work surface return with inset LPG hob, drawers under, cupboard & cooker hood over, tall unit to side housing integrated electric double oven with cupboards under & over, further tall unit to side. Part glazed door to the:

#### CONSERVATORY

4.10m x 2.86m (13'6" x 9'5")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having part glazed door to rear elevation and wood effect tiled floor.

#### UTILITY

5.30m x 2.06m (17'5" x 6'10")

Having window to side elevation, tiled floor, understairs storage cupboard, work surface with inset stainless steel sink & drainer & cupboards under, further work surface with space & plumbing for automatic washing machine & tumble dryer under, shelving over and two larder style units to side, oil fired boiler providing for both domestic hot water & heating.



### FIRST FLOOR LANDING

Having access to roof space and built-in cupboard.

### MASTER BEDROOM

3.57m x 3.33m (11'8" x 10'11")

(entrance in addition) Having window to rear elevation, radiator and range of Hammonds fitted wardrobes.

### EN-SUITE

Having Velux style roof window, radiator, tiled walls, shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.

### BEDROOM TWO

3.79m x 3.34m (12'5" x 11'0")

Having window to side elevation and radiator.

### EN-SUITE

Having radiator, extractor, shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.

### BEDROOM THREE

3.33m x 3.27m (10'11" x 10'8")

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

### BEDROOM FOUR

3.19m x 2.28m (10'6" x 7'6")

Having window to front elevation and radiator.

### BEDROOM FIVE

3.19m x 2.26m (10'6" x 7'5")

Having window to front elevation and radiator.

### BATHROOM

Having window to rear elevation, radiator, tiled walls, shaver point, built-in storage cupboard, corner panelled bath, close coupled WC and pedestal hand basin.

### SHOWER ROOM

Having shower enclosure with electric shower fitting and hand basin inset to vanity unit with cupboard under.





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## EXTERIOR

To the front of the property there is a gravelled in-and-out driveway which provides ample off-road parking.

## GARAGE

6.03m x 4.29m (19'10" x 14'1")

Of sectional concrete construction with an up-and-over door, two windows to rear, door to rear, light and power.

## BARN

8.06m x 4.95m (26'5" x 16'2")

Divided into three sections all of which can be accessed internally and having double doors and two single entrance doors.

## FURTHER BARN

5.65m x 4.75m (18'6" x 15'7")

Attached to the barn and having double doors, single door, light and power.

## GARDENS

Being enclosed by fencing and majority laid to lawn with various trees. Having a pond, raised paved path, concrete footpath, enclosed paved patio and greenhouse.

## THE PLOT

The property occupies a plot of approximately 0.77 acre, 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 is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band C.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.







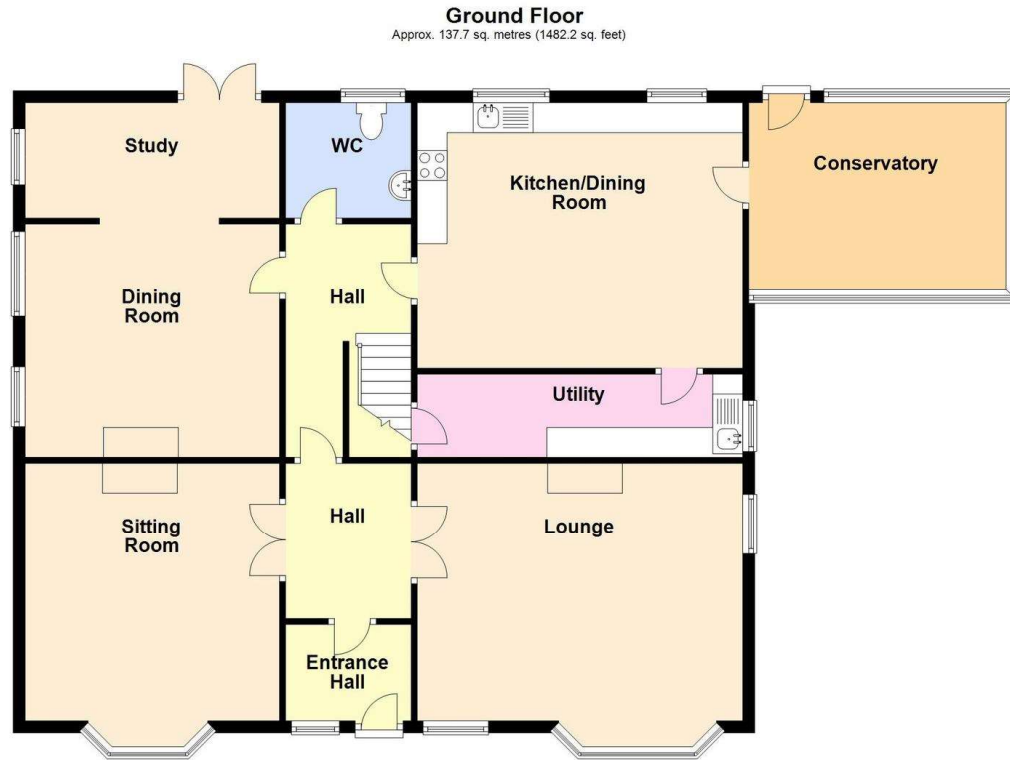
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# Floorplan



Total area: approx. 225.9 sq. metres (2431.5 sq. feet)



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### 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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