



**STICKNEY  
CHASE**

11 Stickney Chase, Stickney, Boston, PE22 8DD



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Freehold

£475,000



## Key Features

- New build detached house
- Four bedrooms
- Lounge & study
- Dining kitchen & utility
- Cloakroom, two en-suites & bathroom
- Driveway & double garage
- EPC rating B





A new build detached house on the exciting new development of Stickney Chase built to a high specification by Lindensium Homes with over 2,300 square feet of living space. Having accommodation comprising: entrance hall, cloakroom, study, lounge, fitted kitchen with dining room off and utility to ground floor. Master bedroom with en-suite, bedroom two with en-suite, two further bedrooms and family bathroom to first floor. Outside the property has a driveway providing off-road parking, a detached double garage and an enclosed rear garden. The property has a CMLC 10 year structural warranty.

### LINDENSIUM HOMES

Lindensium Homes is a Lincolnshire based developer dedicated to building traditional homes in prime rural locations. Their ethos is shaped by a passionate hands-on approach to designing and building homes that not only enhance communities, but also provide that safe, happy place we can all call home. Lindensium prides itself on the innovative design and functionality of their new homes and deliver homes that perform to the highest standards to fulfil customers desires of modern living by creating versatile spaces inside and out.



### THE LUDLOW

The 'Ludlow' is an exceptional, contemporary, and imposing double fronted property with box bay windows to the front aspect. The spacious hallway comprises of white wooden staircase to the first floor and leads off to the living room, study and cloakroom. The open plan kitchen and dining room spans the width of the rear of the property, with modern bi-fold doors opening onto a fully enclosed garden.

The property also benefits from a separate utility room for added storage with its own access door. The principle bedroom, with ensuite, bedroom two with en-suite, two further double bedrooms and family bathroom are all accessed from the first floor galleried landing.



### THE PROPERTY

The property is finished to a high specification with a comprehensive choice of ranges with upgrades available. As standard the property has a fitted kitchen with worktops & upstands, 1 ¼ bowl sink with drainer & mixer tap and Bosch integrated appliances. Bi-fold doors to dining room. Luxury Vinyl flooring to kitchen, utility, cloakroom, en-suite & bathroom. Heating via a Daikin air source heat pump serving underfloor heating to the ground floor and radiators to the first floor. Landscaping to front of the property, block paved driveway, patio to rear garden, side gate and outside tap.

 **NEWTON FALLOWELL**





## ACCOMMODATION

### ENTRANCE HALL

### CLOAKROOM

3.89m x 1.34m (12'10" x 4'5")

### STUDY

3.89m x 3.50m (12'10" x 11'6")

### LOUNGE

5.51m x 4.62m (18'1" x 15'2")

### DINING/FAMILY ROOM

4.64m x 4.56m (15'2" x 15'0")

### KITCHEN

6.26m x 3.26m (20'6" x 10'8")

### UTILITY

2.62m x 1.90m (8'7" x 6'2")

### FIRST FLOOR LANDING

### MASTER BEDROOM

6.30m x 3.22m (20'8" x 10'7")

### EN-SUITE

3.22m x 1.57m (10'7" x 5'2")

### BEDROOM TWO

5.00m x 3.00m (16'5" x 9'10")

### EN-SUITE

2.74m x 1.50m (9'0" x 4'11")

### BEDROOM THREE

4.62m x 3.89m (15'2" x 12'10")

### BEDROOM FOUR

5.19m x 3.32m (17'0" x 10'11")

### FAMILY BATHROOM

3.89m x 2.27m (12'10" x 7'5")

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving underfloor heating to the ground floor and radiators to the first floor.

## 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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



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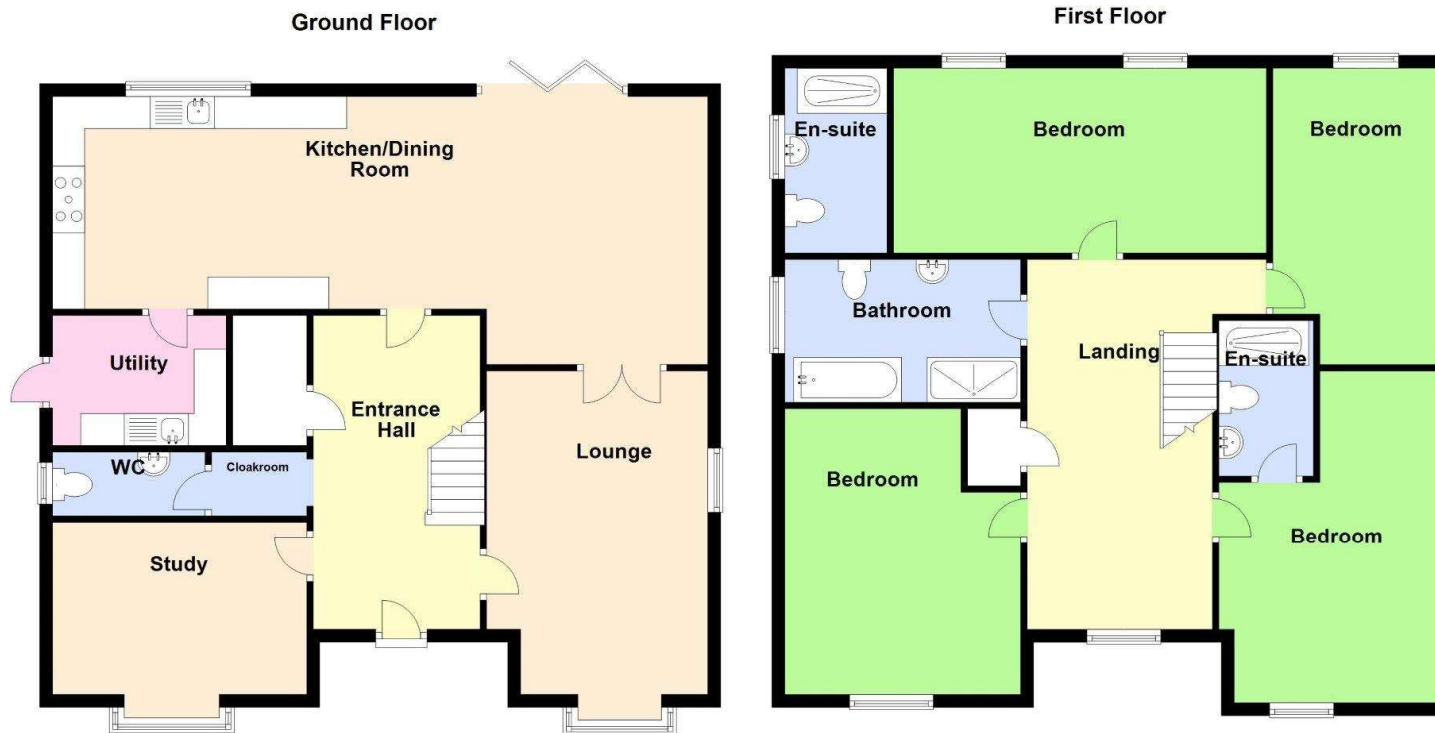




 **NEWTON  
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# Floorplan



Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)



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