



53 Stickney Meadows, Stickney, Boston, PE22 8AF



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Freehold

£340,000



Key Features

- Detached bungalow
- Three bedrooms
- Dining kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & detached garage
- Landscaped rear garden with cabin
- EPC rating B





An immaculate detached bungalow on a popular development in the village of Stickney with easy access to the A16. The bungalow is only four years old and has well presented accommodation comprising: entrance hall, cloakroom, lounge, dining kitchen, utility room, master bedroom with en-suite, two further double bedrooms and family bathroom. Outside the property has a front garden, a block paved driveway providing off-road parking, a detached garage and an attractive landscaped rear garden with a cabin. The property benefits from underfloor heating via an air source heat pump and has high performance double glazing.



ACCOMMODATION

Part glazed front entrance door with side screens through to the:

ENTRANCE HALL

Having tiled floor with underfloor heating, smoke alarm and two built-in cupboards.

CLOAKROOM

Having tiled floor with underfloor heating, close coupled WC and hand basin.

LOUNGE

4.60m x 3.99m (15'1" x 13'1")

Having sealed unit double glazed uPVC box bay window to front elevation, underfloor heating and recess with brick back, wood beam surround & inset electric fire.

DINING KITCHEN

4.60m x 4.37m (15'1" x 14'4")

Having window to side elevation, french doors with side screens to rear elevation & garden, inset ceiling spotlights, smoke alarm and tiled floor with underfloor heating.



Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap and induction hob with stainless steel cooker hood over inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards over.

Work surface return with cupboard under, cupboard over and tall unit to side housing integrated electric double oven with drawers under and cupboard over. Further work surface return with cupboards & integrated fridge under, cupboards over.

UTILITY

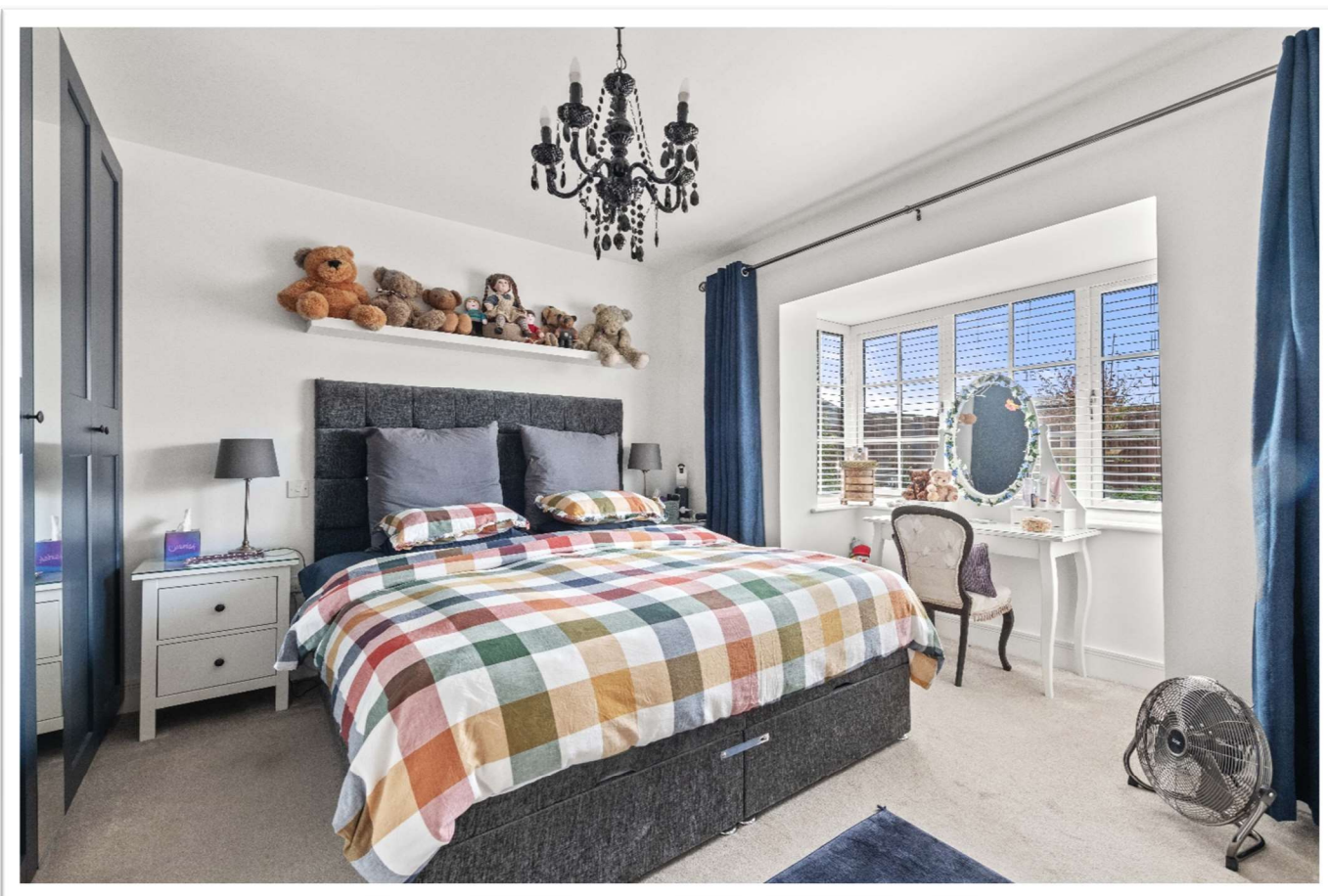
3.25m x 1.63m (10'8" x 5'4")

Having door to side elevation, tiled floor with underfloor heating, space for upright fridge/freezer, work surface with inset stainless steel sink & drainer, cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboards over.



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MASTER BEDROOM

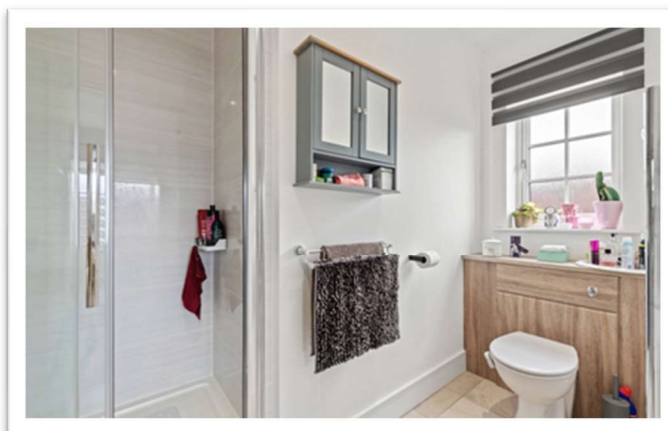
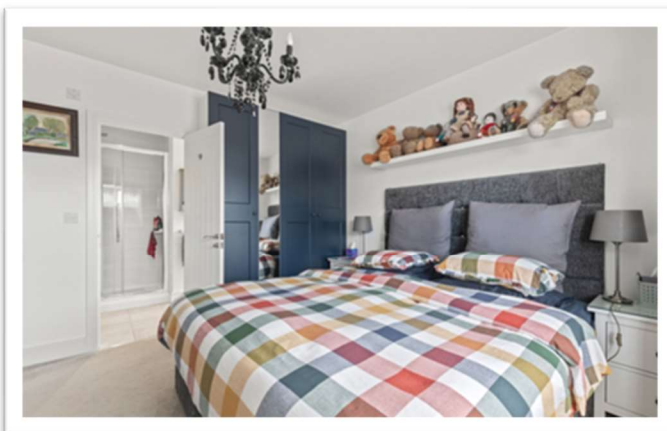
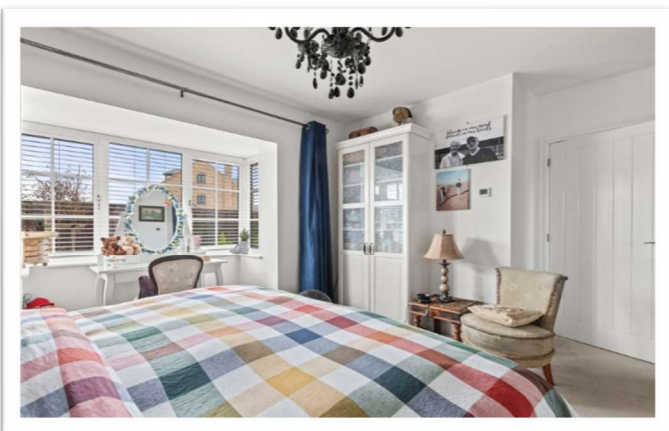
4.47m x 3.45m (14'8" x 11'4")

Having box bay window to front elevation and underfloor heating.

EN-SUITE

Having window to side elevation, inset ceiling spotlights, tiled floor with underfloor heating, heated towel rail, fully tiled shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.

 **NEWTON
FALLOWELL**



BEDROOM TWO

3.84m x 3.20m (12'7" x 10'6")

Having window to rear elevation and underfloor heating.

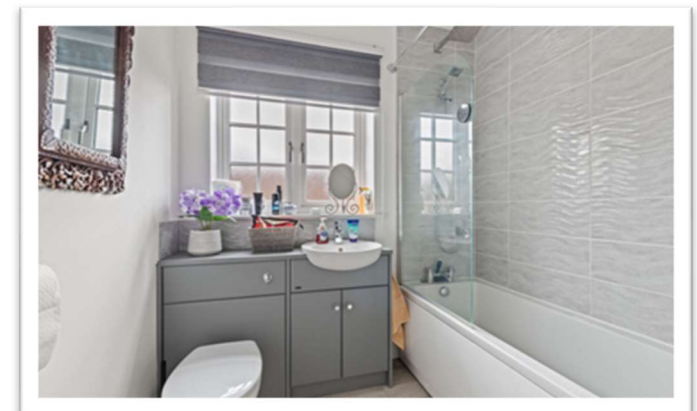
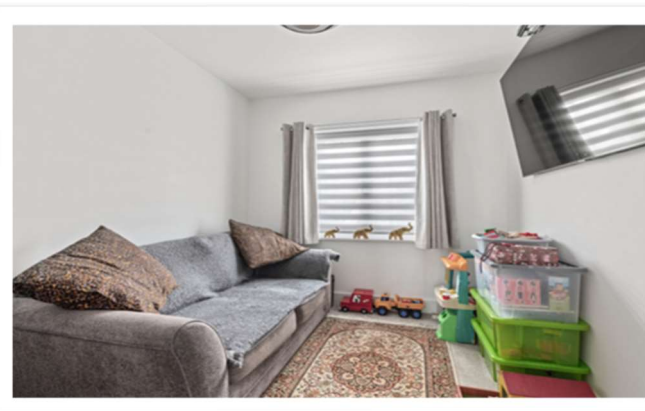
BEDROOM THREE

3.20m x 2.72m (10'6" x 8'11")

Having window to rear elevation and underfloor heating.

BATHROOM

Having sealed unit double glazed uPVC window to side elevation, tiled floor with underfloor heating, tiled splashbacks, panelled bath with mixer shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



EXTERIOR

To the front of the property there is a gravelled garden with a raised planter & borders. A block paved driveway provides ample off-road parking and extends down the side of the property to the:

DETACHED GARAGE

5.34m x 2.62m (17'5" x 8'7")

Of brick & tile construction and having up-and-over door, service door to garden, light & power.

Gated access to the:

REAR GARDEN

Being enclosed and landscaped with a paved patio & footpaths, bark chipped borders, outside power points, outside water tap and feature paved walkway with gravelled borders & pergola over leading to a:

CABIN

5.71m x 2.71m (18'8" x 8'11")

Of timber construction and having french doors with side screens to the front, two windows to front, wood effect flooring, light and power.

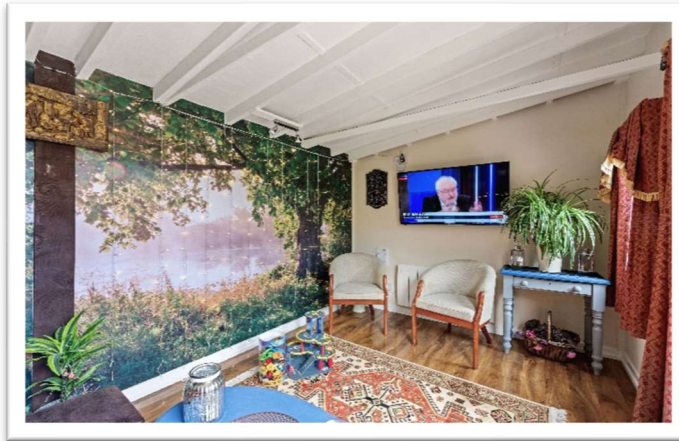
SERVICES

The property has mains electricity, water & drainage connected. Heating is via underfloor heating throughout the property served by an electric air source heat pump. The property is double glazed and the current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





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Floorplan

Ground Floor

Approx. 107.0 sq. metres (1152.1 sq. feet)



Total area: approx. 107.0 sq. metres (1152.1 sq. feet)



Newton Fallowell Boston (Sales)

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AGENT'S NOTES

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