



The Almonds, Main Road, Stickney, PE22 8AG



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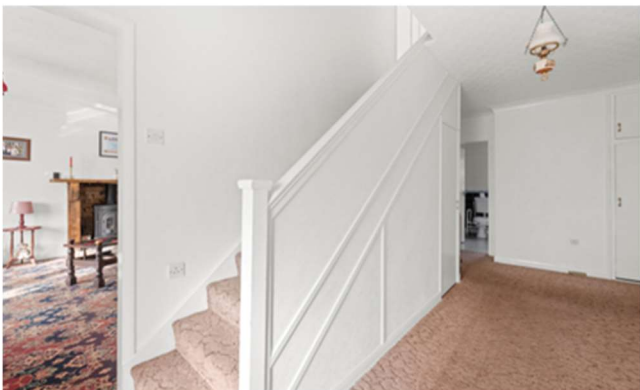
Freehold

£280,000



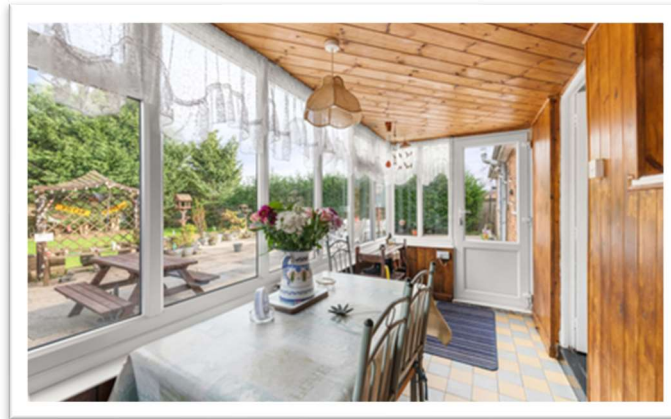
Key Features

- Detached house
- Five bedrooms
- Lounge & garden room
- Dining kitchen & utility
- Cloakroom & bathroom
- Driveway & garage
- Enclosed rear garden
- Plot approx. 0.21 acre (STS)
- EPC rating D





A detached house in on the outskirts of Stickney, on a good sized plot of approximately 0.21 acre, subject to survey, with an open field view to the rear. Having accommodation comprising: entrance porch, entrance hall, lounge, dining kitchen with pantry off, garden room, utility, cloakroom, two bedrooms and bathroom to ground floor. Three bedrooms to first floor. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from oil fired central heating and double glazing.



ACCOMMODATION

Sealed unit double glazed uPVC front entrance door with side screens through to the:

ENTRANCE PORCH

Further part glazed door to the:

ENTRANCE HALL

Having coved & textured ceiling, radiator, staircase rising to first floor, built-in cupboard with overhead cupboard, staircase rising to first floor and understairs storage cupboard.

LOUNGE

5.88m x 4.2m (19.3ft x 13.8ft)

Having sealed unit double glazed uPVC bay window to front elevation with fitted window seat, coved ceiling, radiator, television aerial connection points, wall light points and fireplace with inset wood burner and wooden surround.

DINING KITCHEN

4.2m x 3.44m (13.8ft x 11.3ft)

Having sealed unit double glazed uPVC window to rear elevation, textured ceiling, tile effect flooring and door to walk-in pantry with window to rear overlooking the garden room. 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, space for electric cooker, cupboards & drawers under. Work surface return with cupboards under. Further work surface with cupboards under, cupboards over. Work surface return forming breakfast bar.

GARDEN ROOM

4.2m x 1.7m (13.8ft x 5.6ft)

Having sealed unit double glazed uPVC window to rear elevation, sealed unit double glazed uPVC window & part glazed uPVC door to side elevation & garden, wood panelled walls & ceiling, tiled floor and door to store.



 **NEWTON FALLOWELL**





UTILITY

3.47m x 3.08m (11.4ft x 10.1ft)

(max including pantry & cloakroom) Having sealed unit double glazed uPVC window to side elevation, door to garage, tiled floor, belfast style sink, space & plumbing for automatic washing machine, tumble dryer and space for chest freezer.

CLOAKROOM

Having sealed unit double glazed uPVC window to side elevation and low level WC.

BEDROOM ONE

4.5m x 3.5m (14.8ft x 11.5ft)

Having sealed unit double glazed uPVC bay window to front elevation with fitted window seat, coved & textured ceiling, radiator and built-in wardrobes with overhead cupboards.

BEDROOM TWO

4.78m x 3m (15.7ft x 9.8ft)

Having sealed unit double glazed uPVC window to rear elevation, coved & textured ceiling, radiator and built-in wardrobes with overhead cupboards.

BATHROOM

2.97m x 1.7m (9.7ft x 5.6ft)

Having sealed unit double glazed uPVC window to rear elevation, radiator, vinyl flooring, tiled walls and built-in cupboard. Fitted with a white suite comprising: bath with tiled side & electric shower fitting over, low level WC and pedestal hand basin.



 **NEWTON
FALLOWELL**

FIRST FLOOR LANDING

With doors to bedroom three & four.

BEDROOM THREE

5m x 2.5m (16.4ft x 8.2ft)

Having sealed unit double glazed uPVC window to front elevation, radiator and built-in wardrobe with overhead cupboards.

BEDROOM FOUR

5m x 2.94m (16.4ft x 9.6ft)

Having sealed unit double glazed uPVC window to front elevation, radiator and built-in wardrobe with overhead cupboards. Door to:

BEDROOM FIVE

3.23m x 2m (10.6ft x 6.6ft)

Having sealed unit double glazed uPVC window to side elevation and radiator.

EXTERIOR

To the front of the property there is a shaped lawn. A driveway provides off-road parking and leads to the:

GARAGE

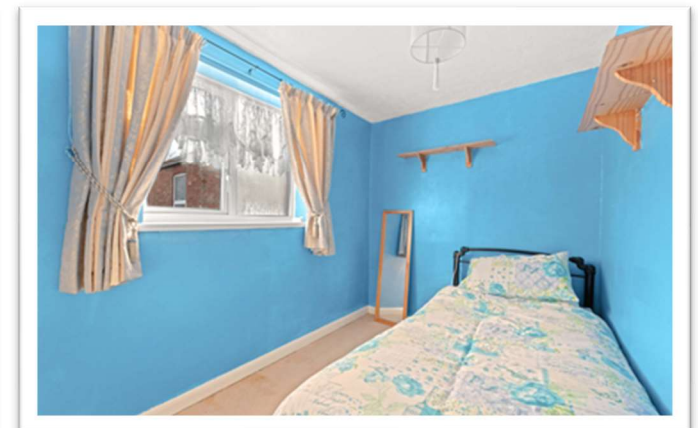
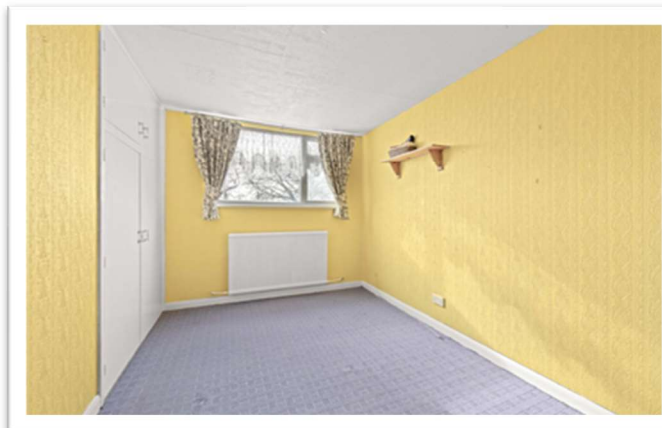
5.5m x 3.08m (18ft x 10.1ft)

Having up-and-over door, window to side, light & power.

Gated access to the:

REAR GARDEN

Being enclosed and having a large paved patio with low brick built retaining wall leading to a large lawned area with two garden sheds.

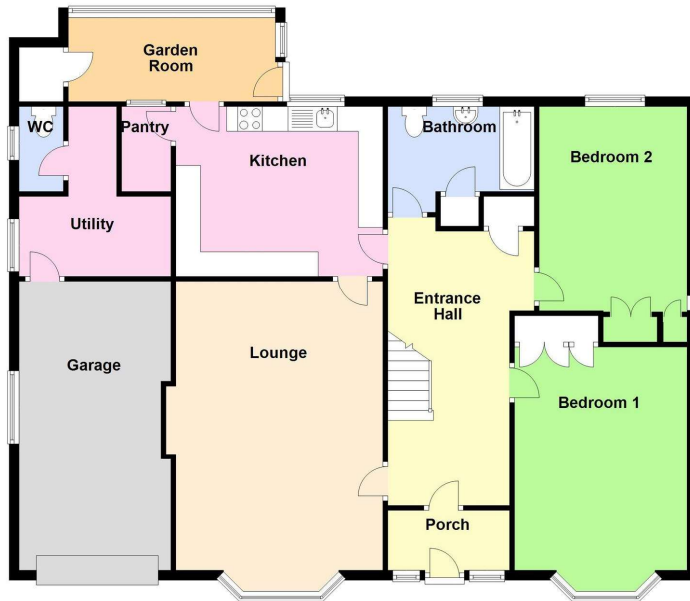




Floorplan

Ground Floor

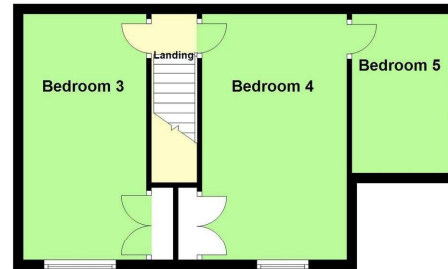
Approx. 135.6 sq. metres (1460.0 sq. feet)



Total area: approx. 175.3 sq. metres (1886.5 sq. feet)

First Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



THE PLOT

The property occupies a plot of approximately 0.21 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 served by radiators and the property is double glazed. The current council tax is band D.

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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