



28 Stickney Meadows, Stickney, Boston, PE22 8AF

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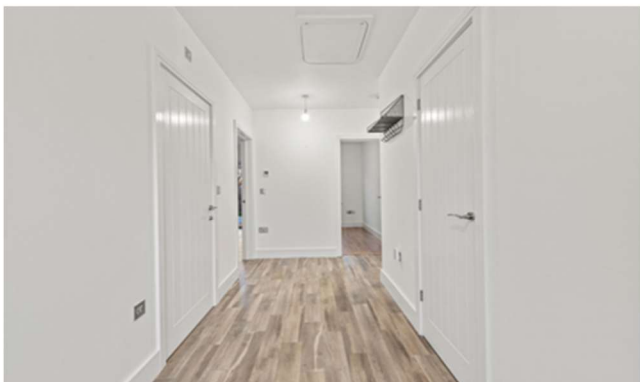
Freehold

Offers in excess of £300,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge, dining kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- NO CHAIN
- EPC rating B





A detached bungalow built in 2021 on a popular residential development and situated in the popular village of Stickney with easy access to the A16 and close to local amenities including a post office, doctors surgery, primary & secondary schools, etc.

Having accommodation comprising: entrance hall, cloakroom, lounge, dining kitchen, utility, master bedroom with en-suite, two further bedrooms and bathroom.

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 underfloor heating throughout via an air source heat pump and the property is double glazed. NO CHAIN



ACCOMMODATION

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

ENTRANCE HALL

Having wood flooring with underfloor heating, access to roof space and two built-in cupboards.

CLOAKROOM

Having close coupled WC and hand basin.

LOUNGE

4.6m x 3.99m (15'1" x 13'1")

(max) Having box bay window to front elevation, wood flooring with underfloor heating, television aerial & telephone connection points.



DINING KITCHEN

4.6m x 4.37m (15'1" x 14'4")

Having french doors with side screens to rear elevation & garden, inset ceiling spotlights and wood effect flooring 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 inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards & stainless steel cooker hood over. Tall unit to side housing integrated fridge & freezer. Work surface return with cupboard under, cupboard over and tall unit to side housing integrated electric double oven with cupboards under & over. Island unit with breakfast bar to one side & cupboards under.





UTILITY

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

Having part glazed door to side elevation, wood effect flooring with underfloor heating, work surface with inset stainless steel sink & drainer, cupboards, automatic washing machine & tumble dryer (included in sale) under, cupboards over.

MASTER BEDROOM

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

(max) Having box bay window to front elevation, wood flooring with underfloor heating and range of fitted wardrobes with drawers & shelving.

EN-SUITE

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

BEDROOM TWO

3.84m x 3.2m (12'7" x 10'6")

Having window to rear elevation, wood flooring with underfloor heating and television aerial connection point.

BEDROOM THREE

3.2m x 2.72m (10'6" x 8'11")

Having window to rear elevation, wood flooring with underfloor heating, television aerial connection point and range of fitted drawers with shelving over.

BATHROOM

Having window to side elevation, tiled floor, chrome heated towel rail, tiled splashbacks, extractor and shaver point. Fitted with a suite comprising: 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 lawned garden with a paved footpath leading to the front entrance door. A block paved driveway provides off-road parking and leads down the side of the property to the:

GARAGE

5.34m x 2.62m (17'6" x 8'7")

Having up-and-over door, side service door, light and power.

Gated access to the:

REAR GARDEN

Being enclosed by timber fencing and having a paved patio with pergola over, paved footpaths and a lawned area with gravelled borders.

SERVICES

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

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



AGENT'S NOTES

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.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



 **NEWTON
FALLOWELL**



Floorplan



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



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