



40 Stickney Meadows, Stickney, Boston, PE22 8AF



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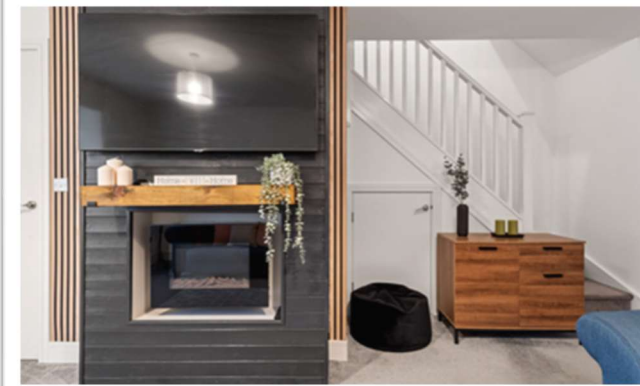
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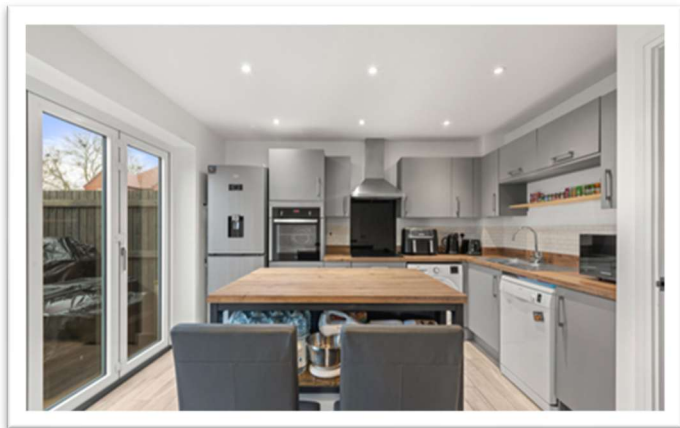
£220,000



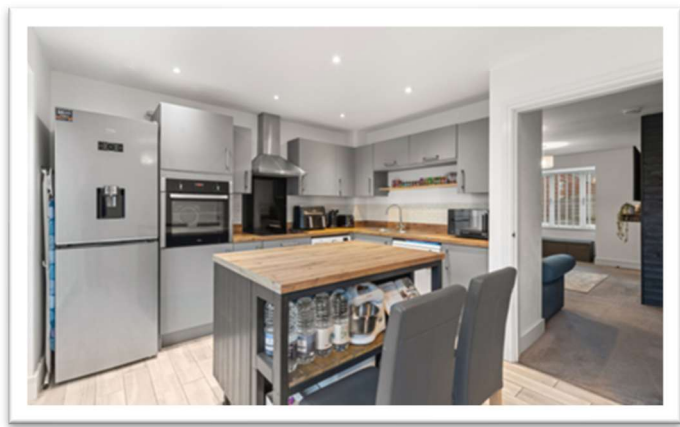
## Key Features

- Semi-detached house
- Three bedrooms
- Lounge with media wall
- Dining kitchen with bi-fold doors to garden
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- Underfloor heating - air source heat pump
- EPC rating B





A semi-detached house on a popular new residential development in the village of Stickney and convenient for the A16. Having well presented accommodation comprising: entrance hall, cloakroom, lounge with media wall and dining kitchen with bi-fold doors to the garden to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a detached garage and an enclosed rear garden. The property has an air source heat pump serving underfloor heating throughout and high performance glazing.



#### ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

#### ENTRANCE HALL

Having tiled floor with underfloor heating.

#### CLOAKROOM

Having window to side elevation, tiled floor with underfloor heating, extractor, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.

#### LOUNGE

5.41m x 4.04m (17'8" x 13'4")

(max) Having box bay window to front elevation, staircase rising to first floor, underfloor heating, understairs storage cupboard and feature media wall with inset contemporary style electric fire.



#### DINING KITCHEN

4.87m x 3.47m (16'0" x 11'5")

(max) Having bi-fold doors to rear elevation & garden, inset ceiling spotlights and tiled floor with underfloor heating.

Fitted with a range of base & wall units with work surfaces, upstands & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space for dishwasher under, cupboards over.

Work surface return with inset electric hob, cupboard, drawers, space & plumbing for automatic washing machine under, cupboards & stainless steel cooker hood over. Tall unit to side housing integrated electric oven with cupboards under & over and space for upright fridge/freezer to side.



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### FIRST FLOOR LANDING

Having window to side elevation, underfloor heating, access to roof space and built-in airing cupboard with shelving and housing hot water cylinder.

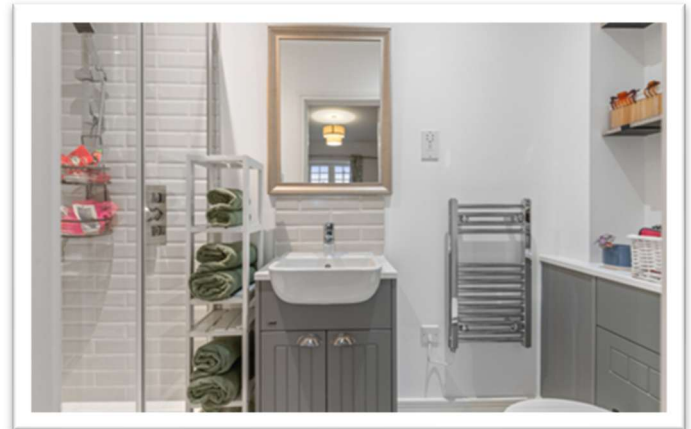
### MASTER BEDROOM

3.59m x 2.87m (11'10" x 9'5")

Having window to front elevation and underfloor heating.

### EN-SUITE

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





### BEDROOM TWO

3.51m x 2.56m (11'6" x 8'5")

Having window to rear elevation and underfloor heating.

### BEDROOM THREE

2.44m x 2.22m (8'0" x 7'4")

Having window to rear elevation and underfloor heating.

### BATHROOM

Having window to front elevation, inset ceiling spotlights, heated towel rail, tiled floor with underfloor heating, shaver point, extractor and tiled splashbacks. Fitted with a suite comprising: panelled bath with shower attachment & anti-splash screen over, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.





### 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 extends down the side of the property to the:

### DETACHED GARAGE

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

### REAR GARDEN

Being enclosed by timber fencing and laid to lawn with a decked patio area.

### SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving underfloor heating and the property has high performance glazing. The current council tax is band B.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

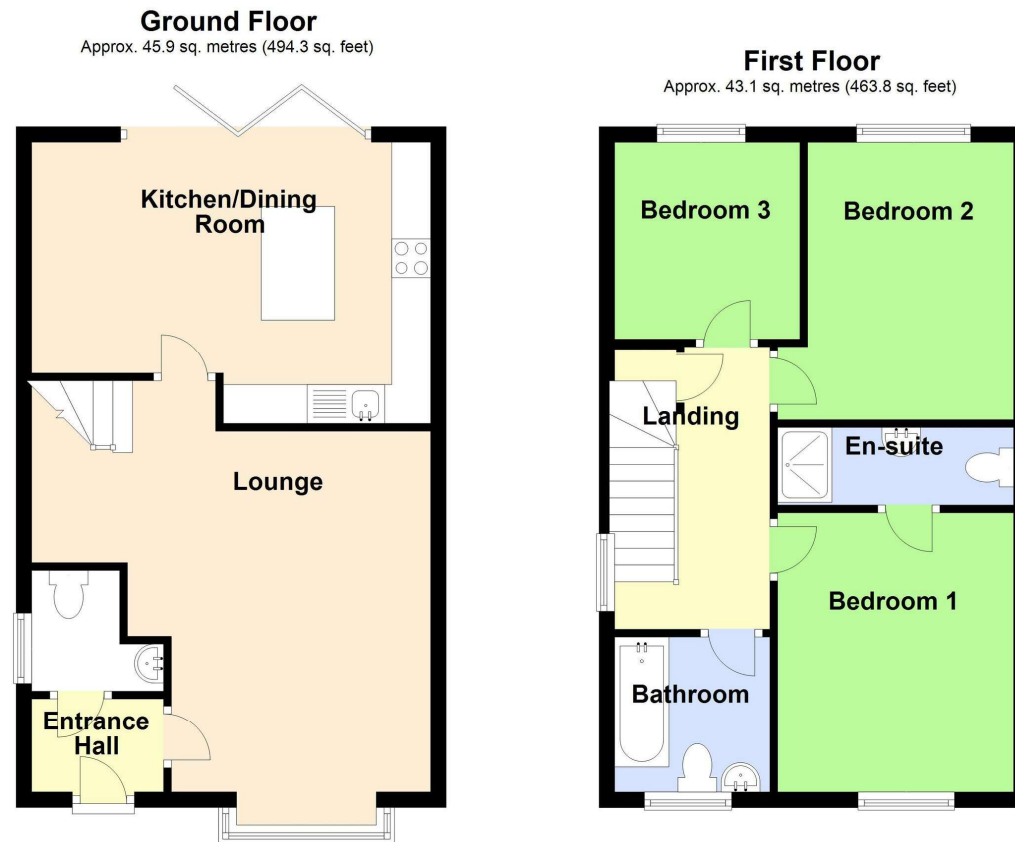
### AGENT'S NOTES

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## Floorplan



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