



Orchard Cottage, Main Road, Stickney, Boston, PE22 8AG



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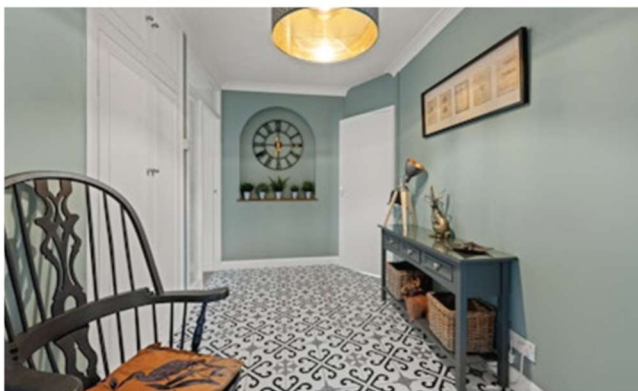
Freehold

£325,000



Key Features

- Detached bungalow
- Four bedrooms
- Dining kitchen & utility
- En-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- Enclosed rear garden with summerhouse
- EPC rating D





A detached bungalow in a village location, convenient for local amenities and the A16. Having over 1,600 square feet of stylish and well presented accommodation comprising: porch, entrance hall, dining kitchen, lounge with rotating wood burner, utility, inner hall, three bedrooms, bathroom, side entrance hall and master bedroom with en-suite. Outside the property has a front garden, a driveway providing off-road parking, garage and enclosed rear garden with summerhouse. The property benefits from oil fired central heating and double glazing.



ACCOMMODATION

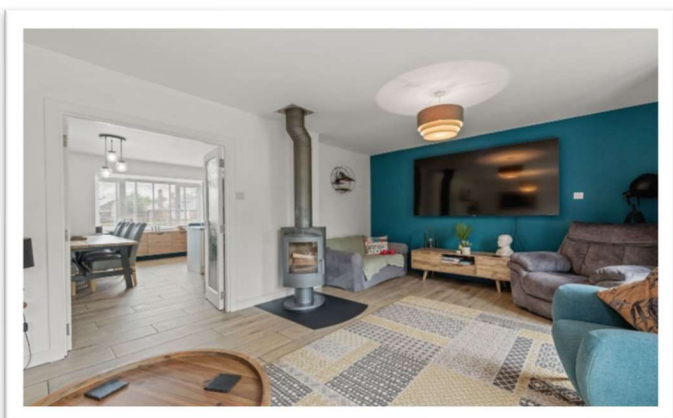
Part glazed front entrance door with side screen through to the:

PORCH

Having window to side elevation and further door to the:

ENTRANCE HALL

Having coved ceiling, radiator, tiled floor, feature arched display niche and built-in cupboard with overhead cupboards.



DINING KITCHEN

6.63m x 4.68m (21'10" x 15'5")

(max into bay) Having bay window to front elevation, further windows to front & side elevations, coved ceiling with inset ceiling spotlights, two radiators and tiled floor. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: induction hob inset to work surface with range of drawers under, cupboards & extractor over, space for american style fridge/freezer to side. Further work surface forming breakfast bar to one side, inset sink with mixer tap incorporating boiling/filter water, integrated dishwasher, integrated bins & cupboards under. Double doors to the:

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LOUNGE

6.2m x 3.53m (20'4" x 11'7")

Having window & bi-fold doors to rear elevation, vertical radiator, tiled floor and feature freestanding rotating wood burner.

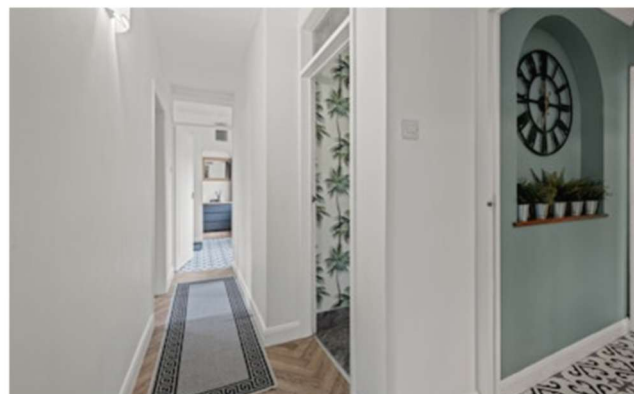
UTILITY

3.83m x 2.57m (12'7" x 8'5")

Having window & part glazed door to rear elevation, tile effect flooring, access to roof space with drop-down ladder, work surface with space & plumbing for automatic washing machine, tumble dryer and oil fired boiler providing for both domestic hot water & heating under.

INNER HALL

Having wood effect flooring and wall light points.



BEDROOM TWO

3.82m x 3.34m (12'6" x 11'0")

(wardrobes in addition) Having windows to front & side elevations, radiator and built-in wardrobes to one wall with overhead cupboards.

BEDROOM THREE

3.8m x 2.73m (12'6" x 9'0")

Having two windows to side elevation, radiator and built-in wardrobes with overhead cupboards.

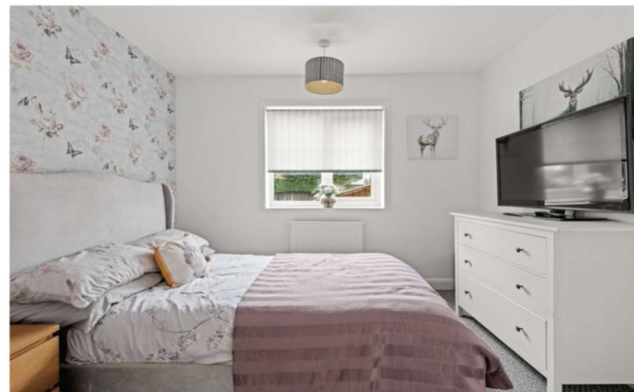
BEDROOM FOUR

3.02m x 2.71m (9'11" x 8'11")

Having window to side elevation, radiator and built-in cupboard.

BATHROOM

Having window to rear elevation, radiator, majority tiled walls, tiled floor, built-in airing cupboard housing hot water cylinder with shelving, panelled bath, close coupled WC and hand basin inset to vanity unit with drawers under & illuminated mirror over.



SIDE ENTRANCE HALL

Having part glazed door to side elevation, radiator and wood effect flooring.

MASTER BEDROOM

4.72m x 4.06m (15'6" x 13'4")

(max) Having windows to side & rear elevations, coved ceiling, radiator, wood effect flooring and built in cupboard.

EN-SUITE

Having two windows to side elevation, radiator, tiled walls, wood effect flooring, extractor, shower enclosure with electric shower fitting, close coupled WC and hand basin with cupboard under.



EXTERIOR

To the front of the property there is a lawned garden with borders. A driveway provides ample off-road parking & hardstanding and extends down the side of the property to the:

GARAGE

5.57m x 2.78m (18'4" x 9'1")

Of brick & tile construction with double doors to front, window & service door to side, light & power.

REAR GARDEN

Being enclosed and having a patio area, shaped lawn, gravelled areas, block paved seating area with pergola over, garden shed and an enclosed gravelled area with raised planters.

SUMMERHOUSE

3.84m x 3.25m (12'7" x 10'8")

Of timber construction with glazed double doors & windows to front.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators 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.





Floorplan



Total area: approx. 151.2 sq. metres (1627.5 sq. feet)



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