



Beech Lodge, Main Road, Stickney, Boston, PE22 8EE

 4  3  2

Freehold

£550,000



Key Features

- Architect designed detached house
- Four bedrooms
- Lounge & garden room
- Dining kitchen, utility & boot room
- Two cloakrooms, two en-suites & bathroom
- Driveway, garage & side courtyard
- Good size enclosed rear garden
- Village location with open view to rear
- EPC rating B

A stunning architect designed new build detached house on a good sized plot in a village location with an open field view to the rear. Built to a high specification and with a six year architects certificate. The property has a high energy efficiency rating and features high performance glazing, solar panels and heating via an air source heat pump serving underfloor heating to the ground floor and radiators to the first floor.

Having over 2,400 square feet of accommodation comprising: entrance hall with vaulted ceiling, cloakroom, ground floor bedroom with bi-fold doors and an en-suite, lounge with spectacular bi-fold doors to one wall overlooking the rear garden, garden room with vaulted ceiling, dining kitchen with integrated appliances and two sets of bi-fold doors to a porcelain tiled side courtyard with a covered seating area, boot room, utility, further cloakroom and walk-in pantry/store to ground floor.

Galleried landing, master bedroom with en-suite, two further bedrooms and bathroom to first floor.

Outside the property has a driveway providing ample off-road parking, a garage and a good size enclosed rear garden.

 **NEWTONFALLOWELL**



ACCOMMODATION

Glazed front entrance door with side screen through to the:

ENTRANCE HALL

Having window to front elevation, vaulted ceiling with inset ceiling spotlights, tiled floor, understairs storage cupboard and oak & glass staircase rising to first floor.

CLOAKROOM

Having tiled floor, extractor, hand basin inset to vanity unit and WC with concealed cistern.

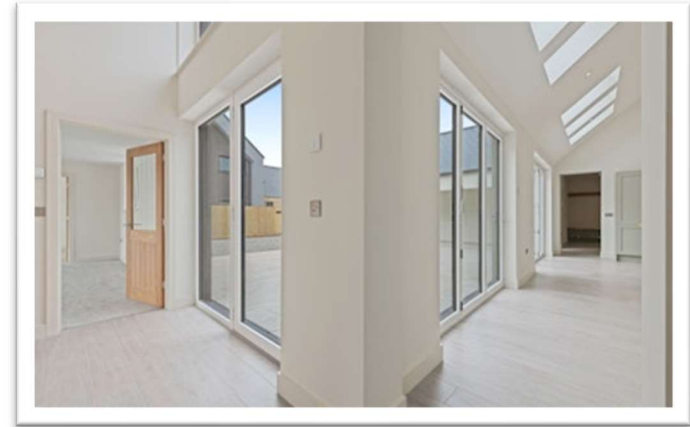
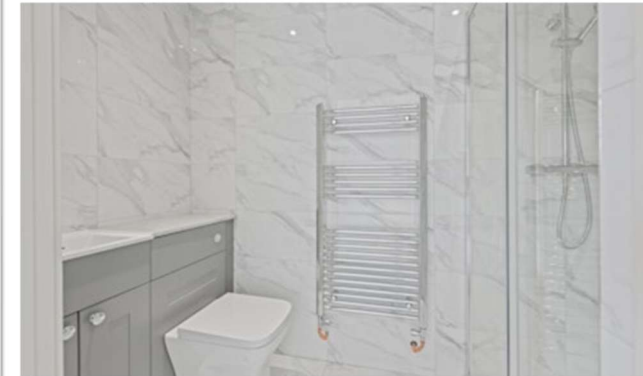
GROUND FLOOR BEDROOM

4.03m x 3.65m (13'2" x 12'0")

Having bi-fold doors to rear elevation and inset ceiling spotlights.

EN-SUITE

Having fully tiled walls & floor, heated towel rail, extractor, shower enclosure with overhead rainfall shower & hand-held shower fitting, hand basin inset to vanity unit and WC with concealed cistern.



LOUNGE

7.14m x 6.78m (23'5" x 22'2")

(max) Having bi-fold doors to rear elevation, two windows to front elevation and inset ceiling spotlights.

GARDEN ROOM

4.2m x 3.77m (13'10" x 12'5")

Having window to front elevation, two windows to side elevation, bi-fold doors to rear elevation, vaulted ceiling and tiled floor.





DINING KITCHEN

8.4m x 4.21m (27'7" x 13'10")

Having two sets of bi-fold doors to side courtyard, six Velux windows and tiled floor. Fitted with range of base & wall units with oak work surfaces & upstands comprising: Bosch induction hob inset to work surface, cupboards & drawers under, cupboards & concealed extractor over. Work surface return with cupboard under, cupboards over, range of tall units to side incorporating integrated Bosch electric double oven, full size fridge and freezer. Island unit with inset 1 1/4 bowl composite sink with drainer & mixer tap, cupboards, drawers & integrated dishwasher under, breakfast bar to one side.

BOOT ROOM

Having part glazed door, inset ceiling spotlights, tiled floor, access to roof space, door to garage and oak seat with storage cupboards under and coat hooks over.

UTILITY

2.49m x 2.11m (8'2" x 6'11")

Having Velux roof window, tiled floor, extractor, work surface with inset composite sink & drainer, cupboard, space & plumbing for automatic washing machine & tumble dryer under. Work surface return with cupboards under, cupboards over and larder style unit to side.

CLOAKROOM

Having Velux roof window, tiled floor, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

WALK-IN PANTRY/STORE

Having inset ceiling spotlights and tiled floor.



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FIRST FLOOR LANDING

Having window to front elevation, radiator, storage cupboard with radiator and airing cupboard housing hot water cylinder.

MASTER BEDROOM

5.39m x 3.65m (17'8" x 12'0")

(max) Having window to rear elevation, Velux roof window and radiator.

EN-SUITE

Having Velux window, radiator, extractor, tiled walls & floor, shower enclosure with mixer shower fitting, hand basin inset to vanity unit and WC with concealed cistern.

BEDROOM TWO

3.97m x 2.5m (13'0" x 8'2")

Having window to front elevation and radiator.

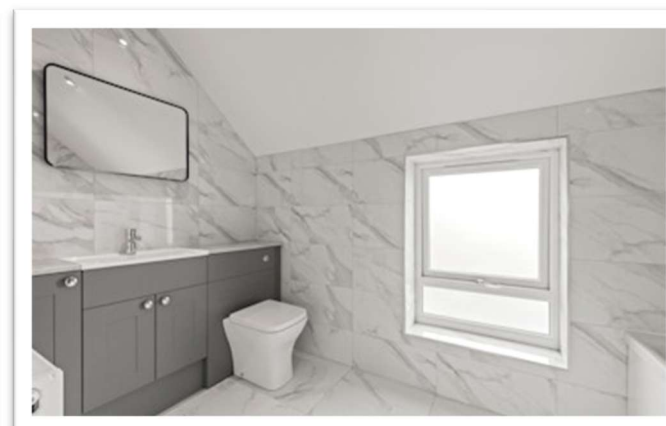
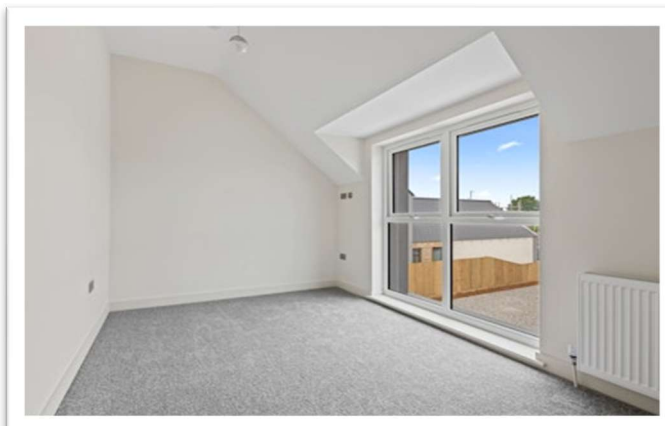
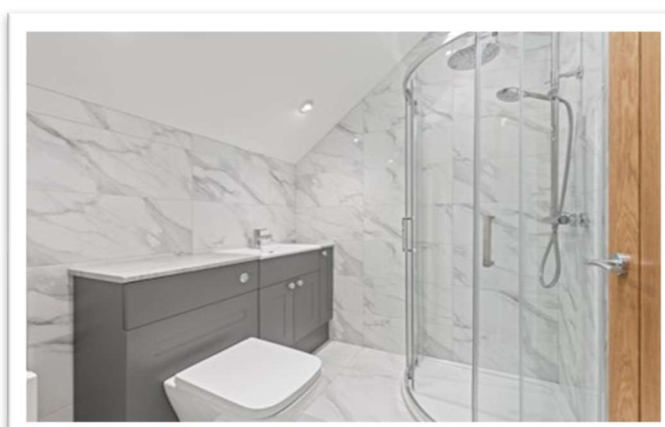
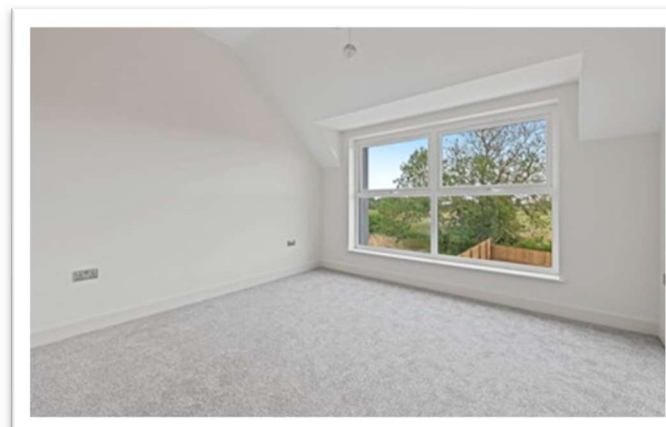
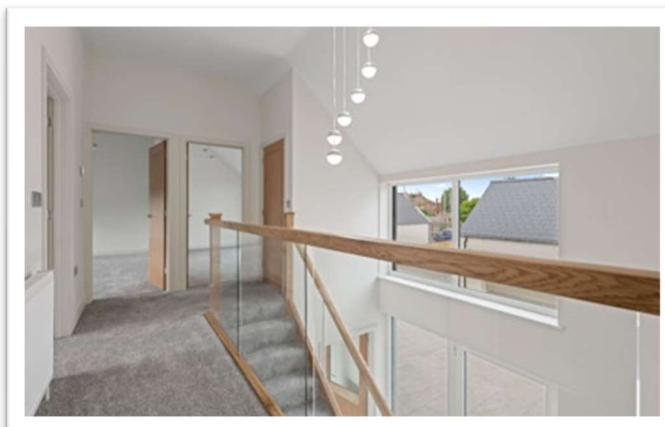
BEDROOM THREE

3.97m x 2.72m (13'0" x 8'11")

Having two windows to rear elevation, radiator and access to roof space.

BATHROOM

Having window to rear elevation, inset ceiling spotlights, radiator, tiled walls & floor and extractor. Fitted with a suite comprising: panelled bath with mixer shower fitting over, hand basin inset to vanity unit with illuminated mirror over and WC with concealed cistern.



EXTERIOR

To the front of the property there is a large gravelled driveway which provides ample off-road parking. To the side of the property there is a courtyard which is porcelain tiled with a covered seating area.

GARAGE

6.18m x 3.18m (20'4" x 10'5")

Having electric roller door, solar panel controls, electric vehicle charging point, light & power.

REAR GARDEN

With a raised porcelain tiled patio with steps down to a garden area which will be seeded.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving underfloor heating to the ground floor and radiators to the first floor. The property has high performance glazing and ten solar panels.

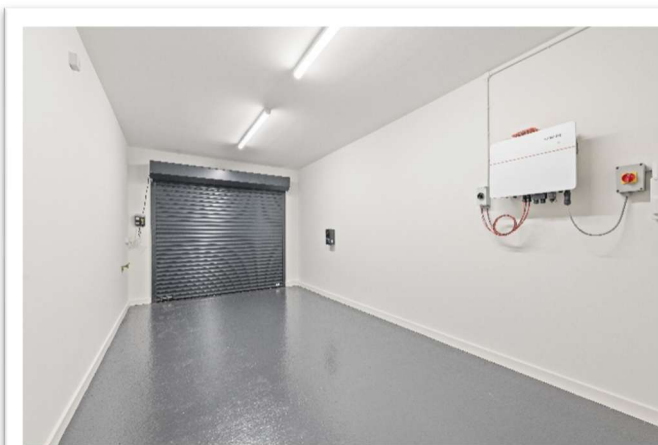
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

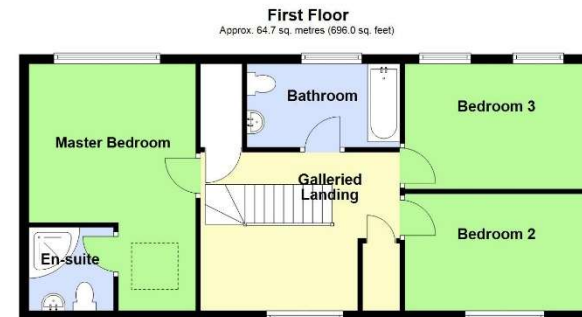
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Floorplan



Total area: approx. 231.4 sq. metres (2490.9 sq. feet)



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