



57 Holmes Road, Stickney, Boston, PE22 8AZ



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Freehold

£175,000



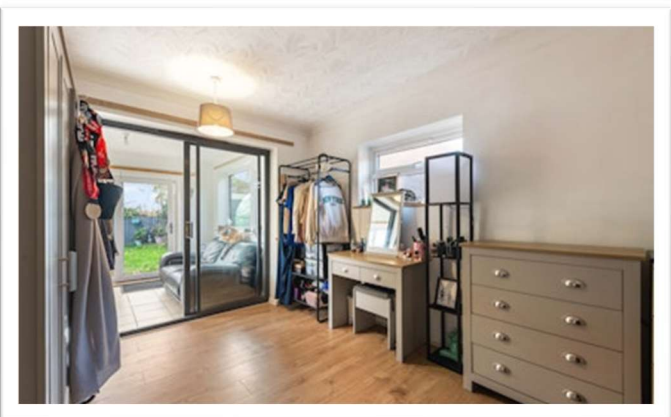
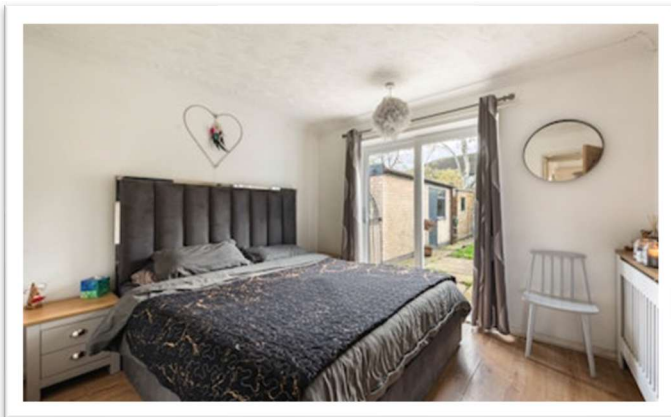
## Key Features

- Extended detached bungalow
- Two bedrooms
- Lounge & kitchen
- Garden room & bathroom
- Driveway & garage
- South facing private & not overlooked rear garden
- Popular village location
- Electric heating & triple glazing
- EPC rating E









This detached bungalow presents an excellent opportunity to own a residence in the desirable area of Stickney, located north of Boston.

The property comprises two spacious bedrooms, providing comfortable accommodation and a full bathroom serves the home which has been designed for convenience and functionality. There is a fitted kitchen, a lounge and a garden room within the property, offering flexible living and dining options to suit individual preferences and requirements.

To the front of the property there is a driveway providing off-road parking leading to a detached garage. The inclusion of a south facing, private and not overlooked rear garden enhances the appeal of this bungalow, delivering a secluded outdoor space for relaxation or gardening pursuits.

Heating is provided via electric heaters, ensuring comfort throughout the year. Offered on a freehold basis, this residence presents a practical and appealing living environment within a sought-after locality. This property's layout and features are designed to offer both flexibility and convenience to its future owners.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE LOBBY

Having window to front elevation, tiled floor, door to lounge and opening to the:

#### LOUNGE

5.44m x 3.81m (17'10" x 12'6")

Having bow window to front elevation, coved ceiling, electric heater, wood effect laminate flooring and brick-built open fireplace with tiled hearth.

#### KITCHEN

3.05m x 2.36m (10'0" x 7'8")

Having window & part glazed door to side elevation, electric heater and tiled floor. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Further work surface with space for electric cooker, cupboards under, cupboards, glazed display units & cooker hood over. Further glazed display wall cupboards.



## INNER HALL

### BEDROOM ONE

3.28m x 2.92m (10'10" x 9'7")

Having sliding doors to rear elevation, coved ceiling, electric heater and wood effect laminate flooring.

### BEDROOM TWO

3.86m x 2.82m (12'8" x 9'4")

Having window to side elevation, coved ceiling, wood effect laminate flooring and sliding doors to the:

### GARDEN ROOM

2.92m x 2.54m (9'7" x 8'4")

Having windows to both side elevations, sliding doors to rear elevation & garden and tiled floor.

### BATHROOM

Having window to side elevation, heated towel rail, airing cupboard, tiled splashbacks, panelled bath with shower fitting & anti-splash screen over hand basin inset to unit with cupboard under and WC with concealed cistern.

### EXTERIOR

To the front of the property there is a lawned garden with borders and a driveway providing off-road parking which extends down the side of the property to the:

### GARAGE

Of brick construction and having up-and-over door, light, power and service door to rear garden. We are advised that the garage has a new power supply from the mains electrics in the bungalow to the garage which allows the use of a hot tub or appliances alike.

### REAR GARDEN

Being enclosed and laid to lawn with a paved patio.

### SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and the property has new triple glazed windows throughout. The current council tax is band B.





## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## LIFETIME LEGAL

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## Floorplan



Total area: approx. 67.3 sq. metres (724.7 sq. feet)

### LOCAL AREA

Situated in Stickney, north of Boston, the bungalow benefits from a setting that combines tranquil rural surroundings with convenient access to local amenities. The area is well regarded for its community atmosphere, with transport and service links available for travel into Boston and surrounding villages. Residents can enjoy the balance of peaceful country living and proximity to the wider amenities offered by Boston.



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