



6 Stickney Chase, Stickney, Boston, PE22 8DD



Freehold

£275,000



Key Features

- Detached house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom & utility
- En-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating B





Discover modern village living in this beautifully presented detached home, located on a desirable new development in the ever-popular village of Stickney.

The ground floor offers a welcoming entrance hall, convenient cloakroom, a spacious lounge perfect for relaxing and a stylish open-plan dining kitchen with separate utility room. Upstairs, the master bedroom features its own en-suite, accompanied by two further well-proportioned bedrooms and a contemporary family bathroom.



Outside, the property boasts a private driveway with off-road parking, a garage and a fully enclosed rear garden, ideal for outdoor dining, children or pets. Additional benefits include double glazing throughout and efficient heating provided by an air source heat pump.

This is a fantastic opportunity to enjoy a modern, energy-efficient home in a sought-after village setting.

ACCOMMODATION

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

ENTRANCE HALL

Having wood effect luxury vinyl flooring with underfloor heating and staircase rising to first floor.

CLOAKROOM

Having wood effect luxury vinyl flooring, inset ceiling spotlights, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.

LOUNGE

5.61m x 3.13m (18'5" x 10'4")

Having windows to front & rear elevations and underfloor heating.







DINING KITCHEN

5.62m x 2.8m (18'5" x 9'2")

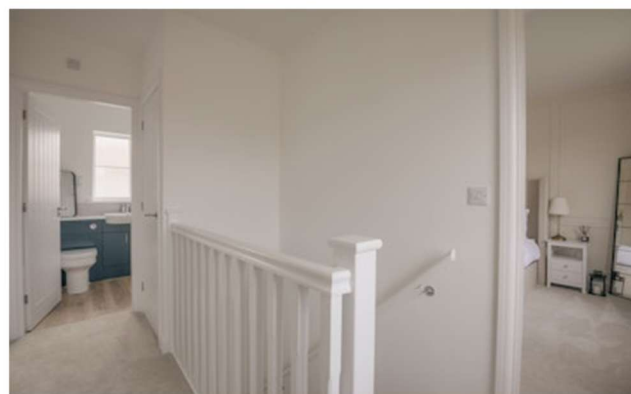
Having windows to front & side elevations, french doors to rear elevation, inset ceiling spotlights and wood effect luxury vinyl flooring with underfloor heating. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Work surface return with inset electric hob, cupboards & drawers under, cupboards & stainless steel extractor over, tall unit to side housing integrated electric oven with cupboards under & over and further tall unit to side housing integrated fridge/freezer. Further work surface with cupboards under, cupboards over.

UTILITY ROOM

Having window to rear elevation, inset ceiling spotlights, wood effect flooring with underfloor heating, understairs storage cupboard, work surface with inset stainless steel sink, cupboard, space & plumbing for automatic washing machine & tumble dryer under.

FIRST FLOOR LANDING

Having window to front elevation, radiator, access to roof space and built-in airing cupboard.



MASTER BEDROOM

4.23m x 3.15m (13'11" x 10'4")

Having window to front elevation and radiator.

EN-SUITE

Having window to rear elevation, radiator, wood effect luxury vinyl flooring, extractor, shaver point, fully tiled shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



BEDROOM TWO

3.32m x 2.89m (10'11" x 9'6")

(max) Having window to front elevation and radiator.

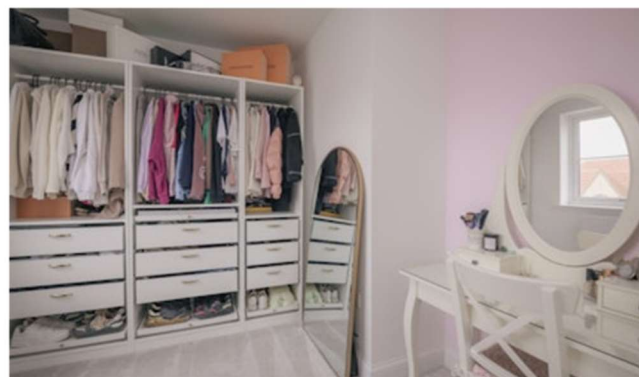
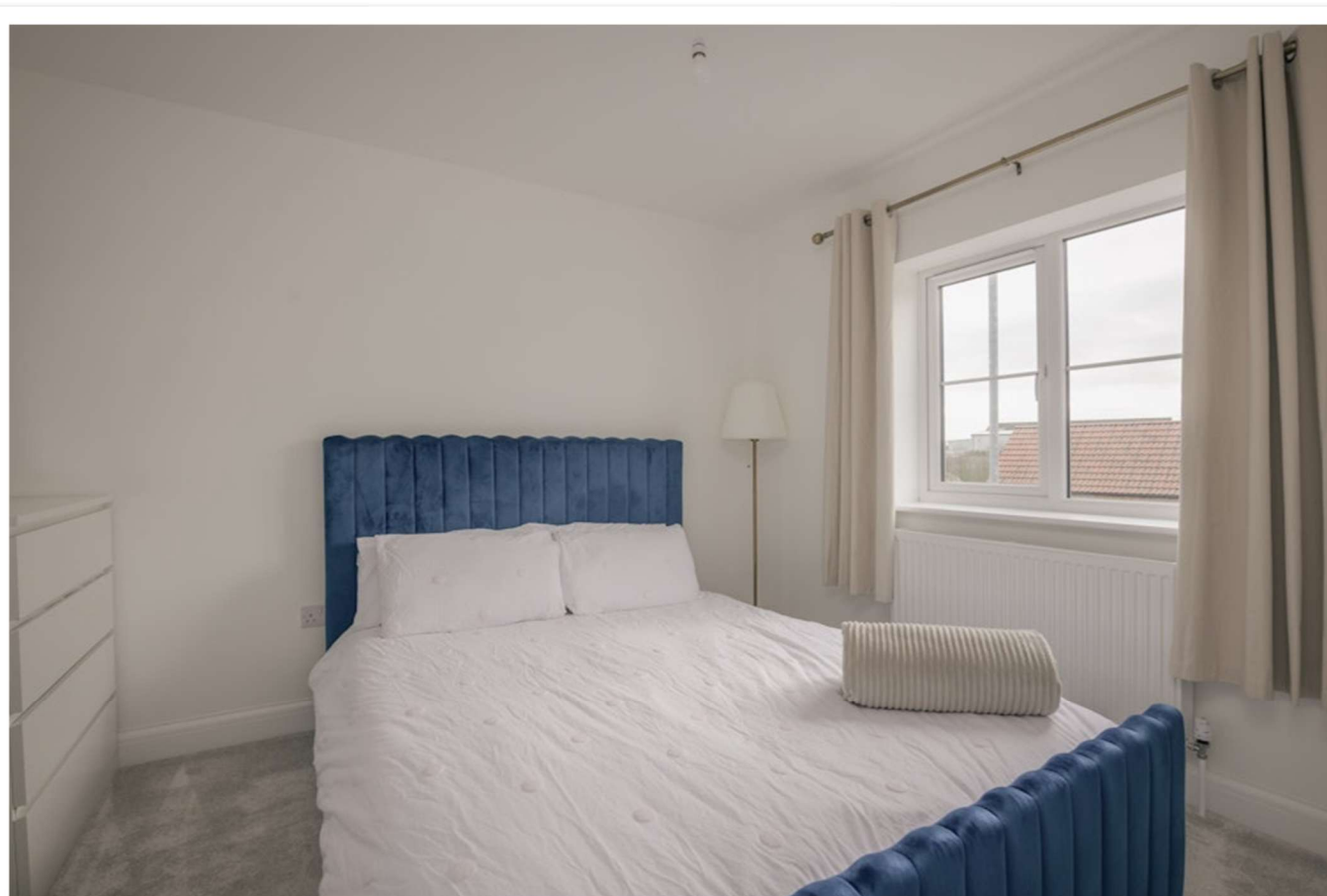
BEDROOM THREE

2.84m x 2.75m (9'4" x 9'0")

(max) Having window to rear elevation and radiator.

BATHROOM

Having window to front elevation, inset ceiling spotlights, radiator, wood effect luxury vinyl flooring, shaver point and extractor. Fitted with a suite comprising: shaped 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 to the:

DETACHED GARAGE

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

Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with a paved patio, decked area, large summerhouse/shed, outside tap & outside power points.

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 is double glazed and the current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan



Total area: approx. 91.0 sq. metres (979.7 sq. feet)

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