



The Gatehouse West Fen Lane, Stickney

£375,000



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Willsons
SINCE 1842

The Gatehouse, West Fen Lane,
Stickney Boston
Lincolnshire, PE22 8BD

"AGENT'S COMMENTS"

An attractively presented detached former railway gatehouse situated in a quiet rural location with few near neighbours and excellent dog-walking pathways nearby. The property has been tastefully extended by the present owners to include 3 double bedrooms, bathroom and additional shower room with sauna to the first floor. The ground floor comprises a dual aspect lounge, dining room, modern fitted kitchen and utility room. The property benefits from oil fired central heating, underfloor heating to the living room, uPVC double glazed windows and doors, off road parking, garage and a large rear garden with outbuildings.

LOCATION

Stickney is a popular village situated at the centre of the Lincolnshire Fens, 9 miles north of Boston, 8 miles south of Spilsby. The village benefits from a fish & chip shop, fuel station and garage, village shop, mobile post office, church, doctor's surgery and a primary school (Stickney Church of England Primary School) and secondary school (William Lovell Church of England Academy). The village has a horse riding school, fishing lake, pet groomers and Wildlife Park close by and is host to a regular car boot sale. The main road through the village is serviced by a bus route between Spilsby and Boston.



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Front of Property

The property has a gravelled front driveway, small lawned area and a border set to shrubs with feature stonework, a concrete sectional garage and screen fence with side gate through to the large rear garden

Entrance Hall

Accessed via a uPVC double glazed door, with tiled floor and stairs leading to first floor.

Dining Room

13'11" x 11'10" max (4.26m x 3.61 max)
Having dual aspect uPVC double glazed windows, feature brick open fireplace, radiator, telephone point and understairs storage cupboard.

Living Room

22'10" x 11'10" (6.97m x 3.63m)
Having a tiled floor with under-floor heating, television and telephone points, inset ceiling spotlights, uPVC double glazed window to the front and French doors to the rear patio and garden.

Rear Hall

With uPVC double glazed exterior door and feature wood panelled wall.

Kitchen

11'4" x 9'3" (3.46m x 2.82m)
Equipped with a modern range of high-gloss wall and base units with worksurfaces incorporating stainless steel single drainer sink and mixer tap. With inset electric ceramic hob and built-in electric oven below with extractor hood over, integrated fridge, freezer and dishwasher, oil fired central heating boiler and uPVC double glazed window to side.

Utility Room

With space for tumble dryer and plumbing for washing machine.

First Floor Landing

Bedroom 1

14'0" x 10'4" (4.28m x 3.15m)
With uPVC double glazed window to front, radiator, over-stairs recessed store cupboard, airing cupboard and cast iron fireplace.

Bedroom 2

15'4" x 11'10" / 8'4" (4.68m x 3.63m / 2.55m)
With uPVC double glazed window to front, radiator, built-in range of wardrobes, telephone and television points, with inset ceiling spotlights with dimmer function.

Bedroom 3

17'1" x 10'0" / 6'2" (5.21m x 3.05m / 1.9m)
With two radiators and two uPVC double glazed windows overlooking the rear garden and views to open fields beyond.

Bathroom

6'7" x 5'4" / 3'1" (2.01m x 1.64m / 0.96m)
Comprising of bath with electric shower over, WC, hand basin, radiator, tiled walls, inset ceiling spotlights and uPVC double glazed window to the side.

Shower Room & Sauna

11'10" x 6'11" (3.61m x 2.12m)
Equipped with a large walk-in shower cubicle with direct feed shower, WC, hand basin, sauna cubicle, chrome heated towel rail, back-lit mirror, tiled walls, downlighters, extractor fan and uPVC double glazed window.

Rear Garden

Having a split level patio area with steps down to the generous sized lawned garden with inset shrubs and trees, dog kennel, summerhouse and concrete base for potential additional garden buildings.

Tenure & Possession:

The property is Freehold with vacant possession upon completion.

Services:

We understand that mains electricity and water are connected to the property, drainage is to a recently renewed private system by Marsh Industries. Heating is to an oil fired central heating system.

Local Authority:

Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Energy Performance Certificate:

The property has an energy rating of D. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0390-2019-0190-2094-4741

Viewing:

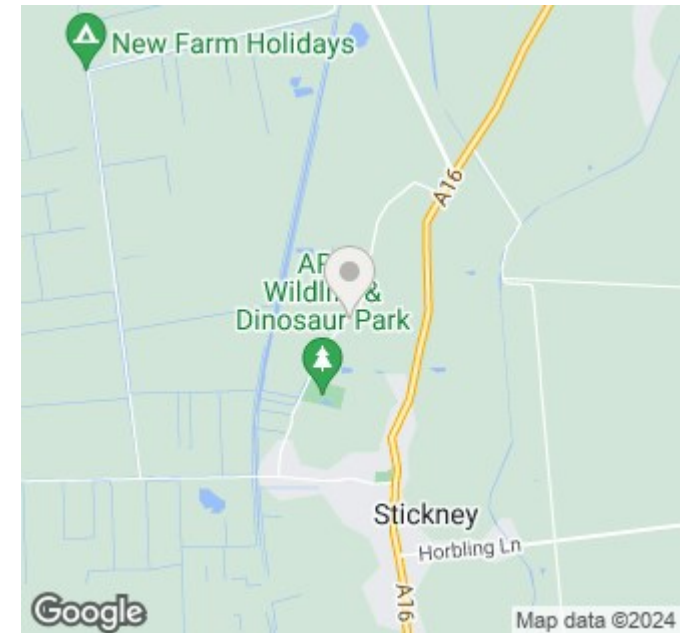
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions

From the main A16 Spilsby to Boston road, on entering the village of Stickney, turn to the west onto Hall Lane and continue for 500m, then turn right on to West Fen Lane. The property is located 650m down the lane on the left. What3Words///jets.shorter.astounded



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FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

