



Horbling Lane, Stickney Boston PE22 8DQ

welcome to

Horbling Lane, Stickney Boston

A recently REFURBISHED and SPACIOUS detached family home situated in a rural location on the edge of the popular village of Stickney. The property benefits from a driveway, 3 bedrooms and is offered for sale with NO ONWARD CHAIN.



Entrance Hall

With double glazed front entrance door, stairs rising to first floor landing, understairs cupboard, radiator, doors accessing Lounge and Kitchen Diner.

Lounge

14' 4" x 14' 1" (4.37m x 4.29m)

With double glazed window to front elevation, further double glazed patio doors to rear garden, radiator, telephone point, laminate flooring.

Refitted Kitchen Diner

16' 8" maximum into bay window x 12' 3" (5.08m maximum into bay window x 3.73m)

Having a refitted Kitchen comprising a range of wall and base units, stainless steel inset single sink and drainer unit, areas of work surfaces, inset electric oven, inset electric hob with stainless steel cooker hood over, space and plumbing for washing machine, space for fridge freezer, cupboard housing floor mounted oil fired central heating boiler, radiator, double glazed bay window to front elevation, further double glazed window to rear elevation, 2 further double glazed windows to the side elevation, double glazed stable style door accessing the rear garden.

Cloakroom

With two obscure double glazed windows to rear elevation, radiator and WC.

First Floor Landing

With stairs rising from Entrance Hall, double glazed window to rear elevation, radiator, doors accessing Bedrooms and refitted Bathroom.

Bedroom One

14' 9" x 14' 7" (4.50m x 4.45m)

With double glazed windows to front and rear elevation providing a double aspect, radiator.

Bedroom Two

12' 9" x 7' 1" maximum (3.89m x 2.16m maximum)

With double glazed window to rear elevation and a radiator.

Bedroom Three

12' 6" x 6' 8" (3.81m x 2.03m)

With double glazed window to front elevation and a radiator.

Refitted Bathroom

With obscure double glazed window to front elevation, bath with mixer tap and wall mounted shower attachment, wash hand basin, chrome heated towel rail, fully tiled walls.

Exterior

The property is approached via a long gravelled driveway opening to gravelled off road parking and gravelled area to the front of the property.

The generous rear garden is predominantly laid to lawn and is enclosed via hedgerow surrounding the garden to the rear and extending to the side. Being situated in the edge of the village, the property benefits from views over countryside to the front, side and rear.



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welcome to

Horbling Lane, Stickney Boston

- RECENTLY REFURBISHED DETACHED FAMILY HOME
- EDGE OF VILLAGE LOCATION
- GENEROUS GARDENS TO SIDE & REAR
- COUNTRYSIDE SURROUNDING VIEWS
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

offers over

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWB111887 - 0003

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