



Longfields Main Road, Stickney Boston PE22 8AG

welcome to

Longfields Main Road, Stickney Boston

The property comprises in brief of entrance porch, entrance hall, lounge, kitchen, study, dining room, utility room, cloakroom, rear entrance hall, three good sized bedrooms, family bathroom, second bathroom, large rear garden, gravel driveway, tandem garage and building plot to side.

Entrance Porch

Accessed via a double glazed entrance door door leading to the entrance hall.

Entrance Hall

Stairs leading to 1st floor.

Lounge

14' 14 x 3' (4.27m 14 x 0.91m)

Double glazed window to front, radiator to wall, fireplace, TV points and parquet flooring.

Kitchen

9' 9" x 13' 3" (2.97m x 4.04m)

Double glazed window to side, double glaze window to front, range of floor and wall base cupboards, electric hob, extractor fan, Smeg appliances, wash handbasin, tiled splashback's and door to the entrance hall.

Dining Room

13' 7" x 10' 4" (4.14m x 3.15m)

Double glazed window to rear, radiator to wall and archway to rear entrance porch.

Rear Entrance Porch

Double glazed French doors to rear garden and tiling to the floor.

Utility Room

Double glazed window to rear, range of floor and wall base cupboards, wash handbasin with drainer and space for washing machine.

Claokroom

WC, tiled flooring and walls, single glazed window to side.

Study

Single glazed window to rear and space for desk and office chair.

Landing

Stairs from ground floor entrance hall double glazed window to rear and radiator to wall.

Bedroom One

12' x 12' 4" (3.66m x 3.76m)

Double glazed window to front, radiator to wall and built-in wardrobes.

Bedroom Two

14' max x 10' max (4.27m max x 3.05m max)

Double glazed window to front and double glazed window to side radiator to wall and fitted wardrobes.

Bedroom Three

11' x 6' 9" (3.35m x 2.06m)

Double glaze window to rear and radiator to wall.

Bathroom

Double glazed window to rear, WC, wash handbasin, shower cubicle with wall mounted shower, radiator to wall, tiled walls and an extractor fan.

Second Bathroom

Double glazed window to side, wash handbasin, corner bath and tiled walls

Front Exterior

Parking for 3 to 4 cars via a gravel driveway access to the front door via pathway. Grass area with mature shrubs and flowers. Access is also provided to the garage.





Rear Garden

Very spacious rear garden comprising of mostly grass area with trees and shrubs situated throughout the garden with field views to the rear. The rear garden also benefits from having a wooden bar area which overlooks the fields.

Outdoor Cabin

15' 7" x 9' 1" (4.75m x 2.77m)

The summer house could be used as an office or a games room depending on what the prospective purchaser desires.

Garage

33' 7" x 11' (10.24m x 3.35m)

The garage offers power and lighting and it is a tandem garage.

Buidling Plot

The property benefits from a buidling plot to side with outline planning permission. Planning reference as follows S/169/01019/22.



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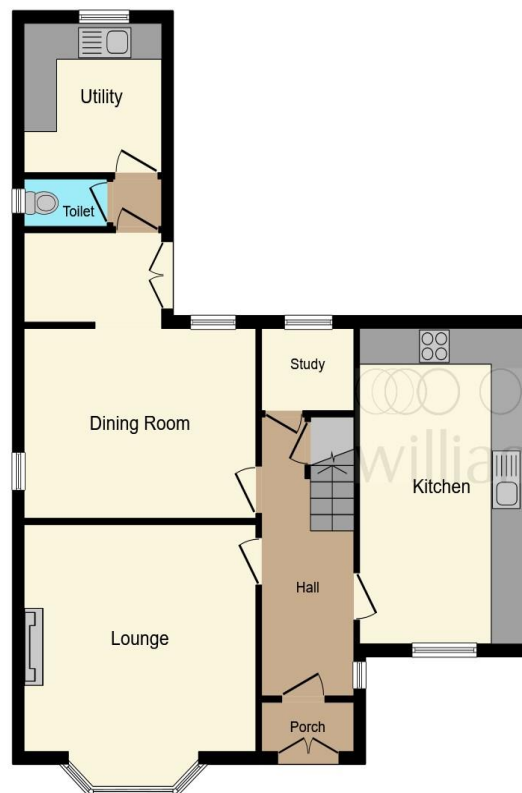
welcome to

Longfields Main Road, Stickney Boston

- SPACIOUS THREE BEDROOM DETACHED FAMILY HOME
- 0.3 ACRE PLOT APPROX
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- AMPLE PARKING AND DETACHED TANDEM GARAGE
- BUILDING PLOT WITH OUTLINE PLANNING PERMISSION PLANNING REFERENCE S/169/01019/22

Tenure: Freehold EPC Rating: F

£450,000



Ground Floor



First Floor

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Property Ref:
BWB114111 - 0007

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