



Sunbeam Main Road, Stickney Boston PE22 8AA

welcome to
Sunbeam Main Road, Stickney
Boston

- 3 BED, 3 STOREY HOUSE WITH PARKING
- REAR GARDEN - TURFED & INDIAN SANDSTONE PATIO
- FULLY FITTED KITCHEN WITH INTEGRATED DOUBLE OVEN, HOB, FRIDGE FREEZER & DISHWASHER - QUARTZ WORKTOPS
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM & ENSUITE TO MASTER BEDROOM

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: B

offers in the region of
£185,000

Open House Saturday 24th 10am -11am

Please call To Book Now on 01205 351010

SUNBEAM, MAIN ROAD, STICKNEY, BOSTON

3 Bed Mid Terrace with Parking, Rear Turfed Garden with Patio,
Fully Fitted Kitchen, Cloakroom, Open Plan Kitchen, Lounge,
Diner & Master Bedroom with Ensuite.



Entrance Hallway

Open Plan Kitchen Living Area

25' 11" x 13' 6" max (7.90m x 4.11m max)

Cloakroom

6' 3" x 3' 1" (1.91m x 0.94m)

First Floor Landing

Bedroom Two

8' 1" x 13' 7" (2.46m x 4.14m)

Bedroom Three

10' 6" x 6' 7" (3.20m x 2.01m)

Family Bathroom

6' 4" x 6' 7" (1.93m x 2.01m)

Second Floor Landing

Master Bedroom

13' 1" x 13' 7" (3.99m x 4.14m)

En-Suite

5' 3" x 10' (1.60m x 3.05m)

Exterior

Agents Note

view this property online williamhbrown.co.uk/Property/BWB115589



Property Ref:

BWB115589 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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