



**Pheasants Croft**  
Cul De Sac, Stickford. PE22 8EY

**BELL**

No Onward Chain! A spacious, two-bedroom link-detached bungalow, with generous gardens, to a popular rural village. Requiring a scheme of upgrading, the property comprises: entrance hallway, living room, kitchen, bathroom, two bedrooms and rear conservatory, plus single garage.

Stickford is situated in the Lincolnshire Fens, eight miles north of Boston and 10 miles south-east of Horncastle. The village is on a main bus route between Spilsby and Boston – all three towns mentioned here providing a range of services, amenities and schooling. Leading up the road from Spilsby to Boston are a series of villages – including Stickney and Sibsey both with primary schooling available.



# Pheasants Croft, Stickford

## ACCOMMODATION

Entered to the front through uPVC double glazed obscure leaded door with matching side panels, to

**Entrance Hallway** - with light to ceiling, tiled flooring, radiator, power point. Wood door to living room, glazed door to

**Kitchen** - with uPVC double glaze window and obscure patio door to side, spot lights to ceiling. Sink and drainer set to roll edge worktop with storage units beneath. Radiator, tiles flooring, multiple power points.

**Living Room** - with uPVC double glazed leaded window to front, spot lights to ceiling. Log burning stove on stand, radiator, multiple power points, wood effect flooring. Wood door to ...

**Hallway** - with light to ceiling, carpet. Wood doors to bedrooms and

**Bathroom** - with uPVC double glazed obscure window to side, spot lights to ceiling. Low level wc, pedestal sink, panel bath with tile surround. Radiator, tiled flooring.

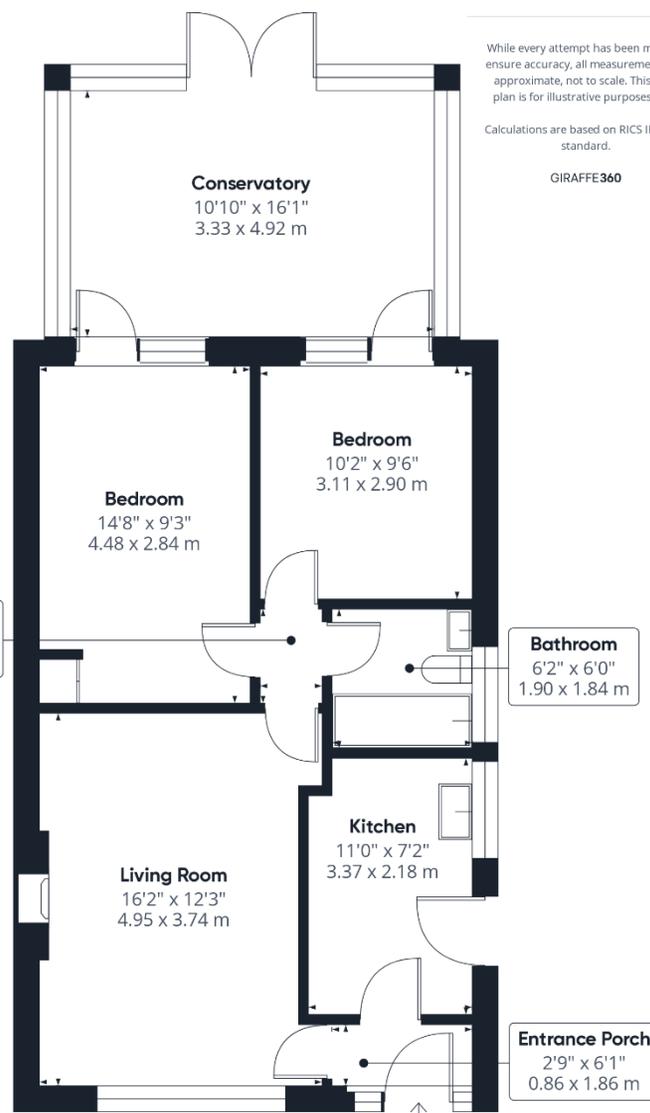
**Bedroom** - with uPVC double glazed French doors to rear, light to ceiling, radiator, multiple power points, wood flooring.

**Bedroom** - with uPVC double glazed French doors to rear, light to ceiling, radiator, multiple power points, carpet. Wood door to storage space.

**Conservatory** - uPVC double glazed windows on low levels walls to sides and rear; pitched roof with light and fan. French doors to rear. Tiles flooring, power points.

## OUTSIDE

The property is set with a tarmac driveway and single Garage offering off road parking. The front and rear gardens are laid to lawn with mature flowers and shrubs.



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

East Lindsey District Council – Tax band: TBC

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office...

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