



Mill Cottage

Main Road, Stickford, Lincolnshire. PE22 8EJ

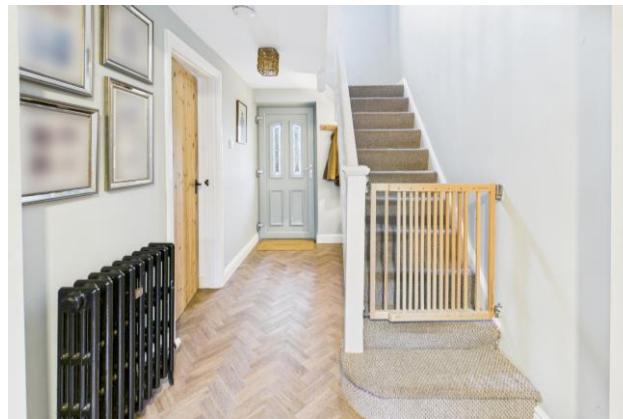
BELL



Mill Cottage, Main Road, Stickford

Mill Cottage is an excellent four bedroom family home, extended and modernised throughout by the current vendors to offer high quality living set to an attractive corner plot; the ground floor looking out over the lawned garden. Complete with large Summer House / 'pub' space, this excellent mid-Lincolnshire property offers dual aspect living room, spacious dining kitchen with snug and utility off; cloakroom to ground floor, family bathroom and en-suite plus dressing room to master on first floor, alongside three further bedrooms. The outdoor areas are enhanced with timber decked and paved patio seating spaces circling the living room and to the side and front boundaries.

Stickford is situated in the Lincolnshire Fens, 8 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 above 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.



ACCOMMODATION

Hallway having composite obscure double glazed leaded door, carpeted stairs to first floor, built in storage space, herringbone karndean flooring, old cast iron radiator, ceiling light, telephone point and power points. Doors to kitchen, cloakroom and to

Living Room having uPVC double glazed windows to front, wide French doors to side stepping out into timber decking space; exposed brick fireplace with oak mantel, wood effect flooring, radiator, TV point, ceiling light and power points.



Cloakroom with uPVC obscure double glazed window to rear aspect; wash hand basin inset to storage unit, low level WC, radiator, herringbone karndean flooring, tiles to walls and ceiling light.

Dining Kitchen having uPVC double glazed windows to front and rear aspects; an excellent range of modern storage units to base and wall levels, including integrated dishwasher and freezer, and full height pantry style cupboards. Ceramic double Butlers sink inset to bevel edge wood worktop with space and connections for American style fridge-freezer; Range cooker with splashback tiles beneath extractor hob. Herringbone karndean flooring, old cast iron radiator, spot lights to ceiling, feature lights over dining space with log burner, power points and TV point. Open doorway to:

Snug with uPVC double glazed windows to side and rear aspects; herringbone karndean flooring, old cast iron radiator, TV point, ceiling spotlights and power points. Door to:

Utility with uPVC double glazed window to front aspect; a good range of units to base and full height, sink and drainer inset to solid oak wood worktop with space and connection for washing machine and dryer. Herringbone karndean flooring, ceiling spotlights and power points.

First Floor

Landing with uPVC double glazed windows to front aspect; loft access hatch, radiator, carpeted floor, ceiling light and power points. Doors to first floor accommodation.

Side Hallway with wood style laminate flooring and doors to:

Bedroom having uPVC double glazed window to front with view over garden; wood style laminate flooring, radiator, TV point, ceiling light and power points.

Bedroom having uPVC double glazed window to rear; wood style laminate flooring, radiator, TV point, ceiling light and power points.

Family Bathroom having uPVC obscure double glazed window to rear aspect; ceramic free standing bath on ball and claw feet, pedestal wash hand basin and low level WC. Tiles to floor and half height to walls, heated towel rail, extractor fan and ceiling light.

Master Bedroom having uPVC double glazed window to rear aspect; carpeted floor, alcove shelving, radiator, TV point, ceiling light and power points. Door to:

Dressing Room with skylight to ceiling, wood effect flooring, radiator and power points. Door to:





En-suite Bathroom having uPVC obscure double glazed window to rear aspect; P shaped panel bath with monsoon and regular shower head over, tiled surround, wash hand basin inset to side unit and low level WC. Wood effect flooring, radiator with heated towel attachment, and extractor fan.

Bedroom with uPVC double glazed window to front with view over garden; carpeted floor, radiator, TV point, ceiling light and power points.

OUTSIDE

The property is approached to the side through double vehicle gates to a gravel driveway space, situated to the front of the garden alongside the:

Summer House being of timber framed construction, with single glazed windows and patio doors to front, leading onto timber framed decking which continues around the side to provide space for outdoor seating and hot tub. The summerhouse contains a bar set up with taps, space and connections for fridges, shelving and TV point; plus spot lights over accompanied by bar seating and pub bench style seating space to corner; store and cloakroom with WC to the sides.

There is further off road parking space beyond the boundary hedge. The garden wraps around the front and side of the property, providing a wealth of timber decked and paved seating spaces around the lawn with established tree to the centre.

East Lindsey District Council – Tax band: A





Mains water, electric- Private drainage system – to be upgraded by current vendors

Oil fired central heating

ENERGY PERFORMANCE RATING: D

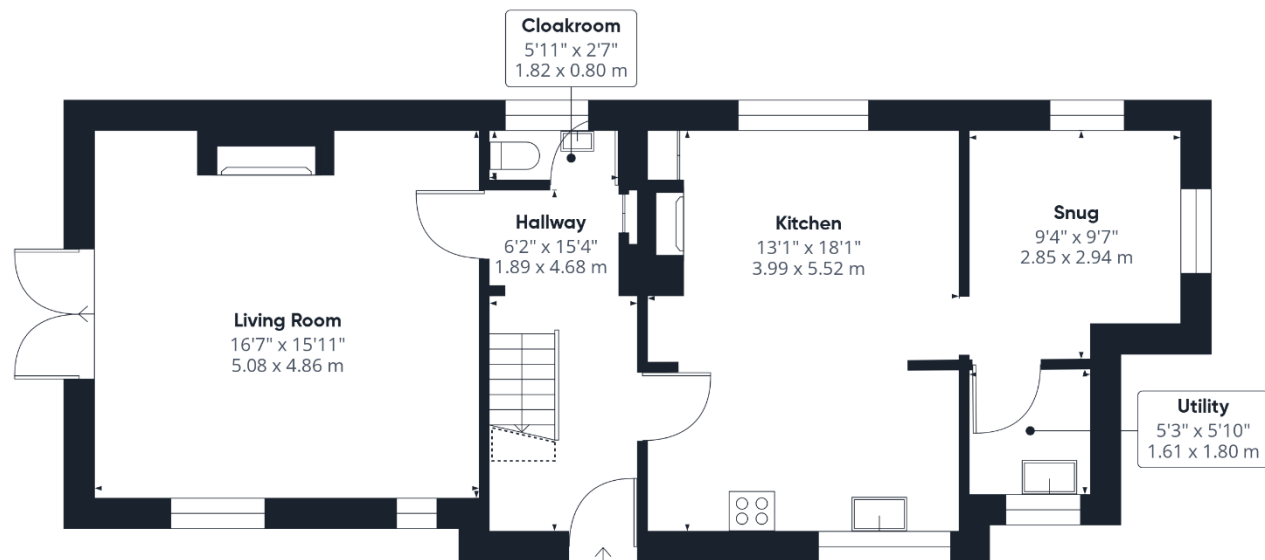
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.

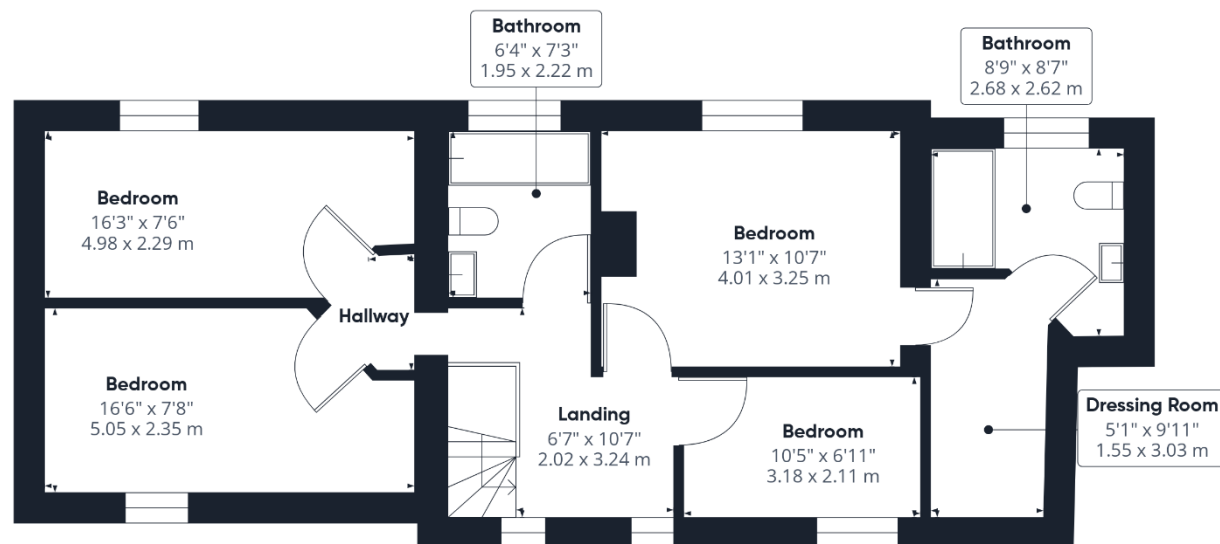
Tel: 01507 522222; Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure prepared 20.10.2025



Floor 1 Building 1



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Old Bank Chambers, Horncastle, LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

www.robert-bell.org

