



**Fenlea, 60 Horbling Lane**  
Stickney, Boston, Lincolnshire PE22 8DQ

**OIEO £315,000**

**BELL**





# Fenlea, 60 Horbling Lane

Stickney, Lincolnshire PE22 8DQ

Lincoln – 31 miles

Grantham – 40 miles with East Coast rail link to London

Boston – 9 miles

(Distances are approximate)

An exceptionally well presented three bedroom detached bungalow pleasantly situated to the fringe of the village with far reaching views over the open Lincolnshire countryside. Internally the property is enhanced by thoughtfully extended and reconfigured accommodation including two reception rooms, stylish kitchen and en-suite bedroom. Outside there is ample parking for many vehicles, large rear gardens with timber workshop and recreation room. The village of Stickney has a primary and secondary school and grocery store. Stickney is a small village located midway between the market towns of Boston and Spilsby. A viewing is highly recommended to fully appreciate the accommodation and setting on offer.



## Accommodation

Entrance into the property is gained through a uPVC door leading into:

## Entrance Lobby

With cloak hooks to one wall, tiled flooring, radiator and glazed panel door to:

## Reception Hall

With bamboo wooden flooring, access to roof space, radiator, power points and door to:





### **Lounge 17' 2" x 12' 3" (5.23m x 3.73m)**

A dual aspect room including views from the front of the property through bay window and having cast iron stove set to tiled hearth with non-combustible timber effect mantle. There are coved ceilings, radiator and power points.

### **Kitchen 15' 3" x 10' 1" (4.64m x 3.07m)**

A thoughtfully designed area of the home being connected to the garden room and having views to the rear garden. There is a stylish range of fitted units comprising 'Belfast' style sink inset to solid timber worksurface over base units including integrated dishwasher and space and plumbing for washing machine. There is a range double oven with five ring gas hob and hotplate. There are wall mounted cupboards above, filter hood over the range oven, additional combination oven, wood effect flooring, L.E.D plinth lighting, radiator, ample power points and glazed panel door to:

### **Garden/Dining Room 15' 8" x 8' 9" (4.77m x 2.66m)**

A superb addition to the property currently used as a dining room providing far reaching views over the Lincolnshire countryside. There is tiled flooring, radiator, power points, uPVC door to patio area and door to:



### **Home Office/Bedroom 3 14' 7" x 9' 0" (4.44m x 2.74m)**

A thoughtful multi-function dual aspect room currently used as an office with coved ceiling, radiator, power points and door to **En-Suite** having a white suite comprising shower cubicle, wash hand basin over vanity unit and a low-level WC. There is wood effect flooring, radiator and extractor fan.

### **Bedroom 1 12' 1" x 11' 2" (3.68m x 3.40m)**

With front aspect and having coved ceiling, radiator and power points.

### **Bedroom 2 12' 0" x 11' 2" (3.65m x 3.40m)**

Overlooking the rear of the property and having radiator, coved ceiling and power points.

### **Shower Room 7' 7" x 5' 6" (2.31m x 1.68m)**

Being fully wall tiled and having a white suite comprising corner shower cubicle, wash hand basin over vanity unit and a low-level WC. There is coved ceiling and heated towel rail.





### Outside

The property is approached over a block paved driveway providing ample parking for many vehicles and easy turning space. There is a feature flower bed containing a variety of decorative shrubs to borders.

The enclosed rear garden is predominantly laid to lawn with paved patio off the garden room and further patio to one side, an ideal spot to enjoy the famous big Lincolnshire skies and views over open countryside. There is **Timber Garden Shed, Workshop 15' 3" x 6' 0" (4.64m x 1.83m)**, **Summer House and Timber Recreation Room 12' 6" x 12' 6" (3.81m x 3.81m)** with power and lighting. There is a **Utility Room** adjoining the property with strip lighting and power points.

### Further Information

Mains electric, water & drainage. Oil fired central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = C

EPC 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 Woodhall Spa Office.

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