

NEWTON FALLOWELL

Jacsmet Hall Lane, Stickney - PE22 8BA

£240,000

Jacsmet Hall Lane

Stickney, Boston

This well-presented detached three-bedroom house is ideally situated in the popular village of Stickney, offering spacious and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, generous lounge, well-appointed kitchen/dining room and useful WC beneath the stairs. To the first floor are three bedrooms and a family bathroom. Outside, the property benefits from off-road parking to the front, a side garage and a good-sized enclosed rear garden, providing an excellent space for relaxing and entertaining. Further benefits include gas central heating and double glazing throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

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ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Bright and welcoming entrance hall with wood-effect flooring, stairs to the first floor and access to the principal ground floor rooms and understairs WC.

LOUNGE

16' 4" x 13' 9" (4.99m x 4.18m)

Well-presented lounge offers generous space with attractive wood-effect flooring and a large bay window to the front elevation, providing plenty of natural light.

KITCHEN / DINER

19' 9" x 9' 11" (6.03m x 3.03m)

Fitted with a good range of contemporary wall, drawer and base units, complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include an electric oven, hob, extractor and dishwasher, with a stainless steel sink beneath a large window overlooking the garden. The generous dining area provides ample space for a family dining table and benefits from full-height glazed doors opening onto the patio. Attractive wood-effect flooring runs throughout.

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FIRST FLOOR LANDING
Having window to side elevation and access to roof space.

BEDROOM ONE
14' 9" x 9' 1" (4.50m x 2.78m)
Featuring two windows providing plenty of natural light, together with a range of fitted mirrored wardrobes offering excellent storage.

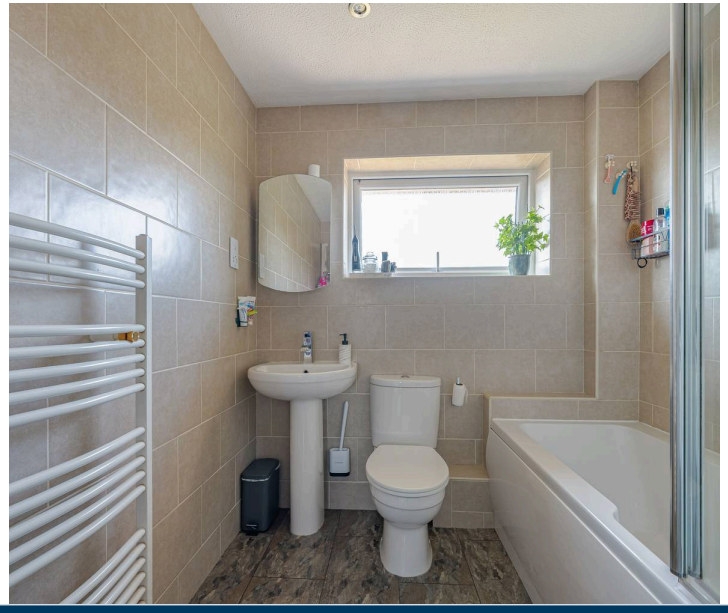
BEDROOM TWO
12' 8" x 8' 6" (3.87m x 2.59m)
Having a window to rear elevation to allow in natural light. The room benefits from a range of fitted mirrored wardrobes providing excellent storage, together with ample space for additional bedroom furniture and a dressing area

BEDROOM THREE
11' 10" x 7' 1" (3.61m x 2.17m)
Having a front facing window, finished with fitted carpet and offers useful space for a single bed, bedroom furniture and storage, making it an ideal child's bedroom, guest room or home office.

BATHROOM
Fully tiled family bathroom with white suite comprising panelled bath with shower over and glazed screen, pedestal wash hand basin and WC. Heated towel rail, recessed lighting and window providing natural light.







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EXTERIOR

To the front is a secluded driveway which leads to ample off-road parking then leading onto the:

GARAGE

With an up and over door and part glazed door to the side.

REAR GARDEN

Being enclosed, mainly laid to lawn with established borders, hedging and a variety of mature planting. A paved patio provides an excellent area for outdoor seating and entertaining.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via a oil fired boiler serving radiators and the property is double glazed. The current council tax is band B.

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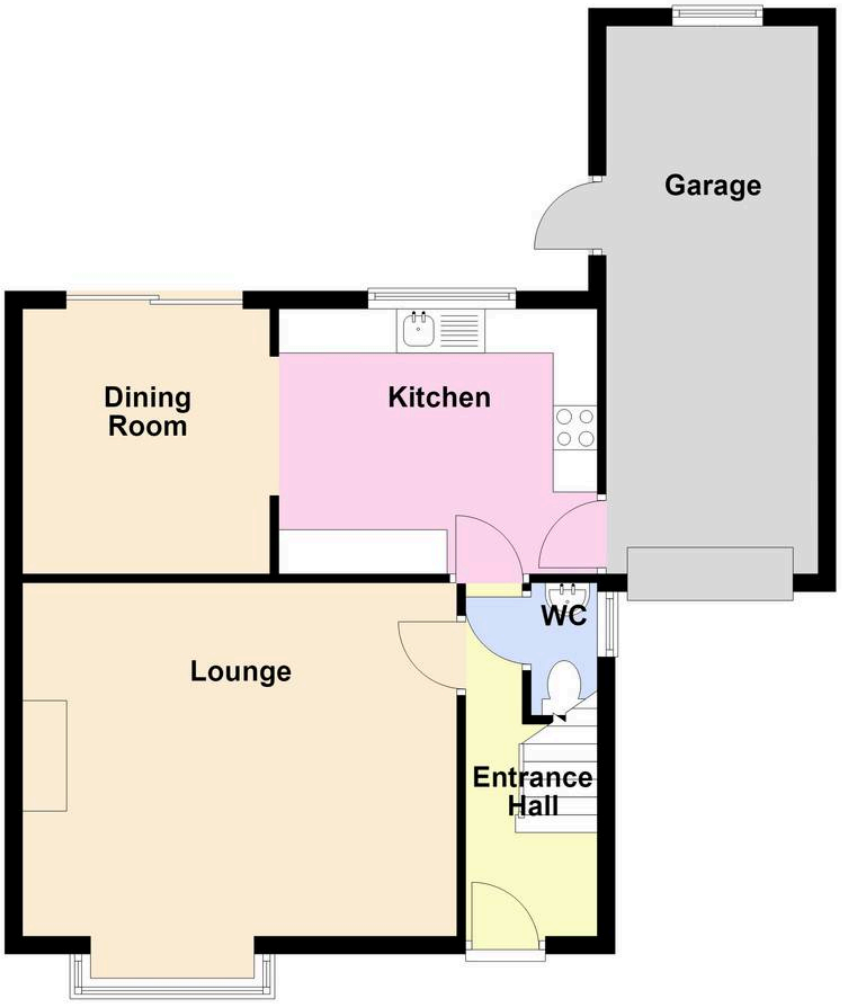




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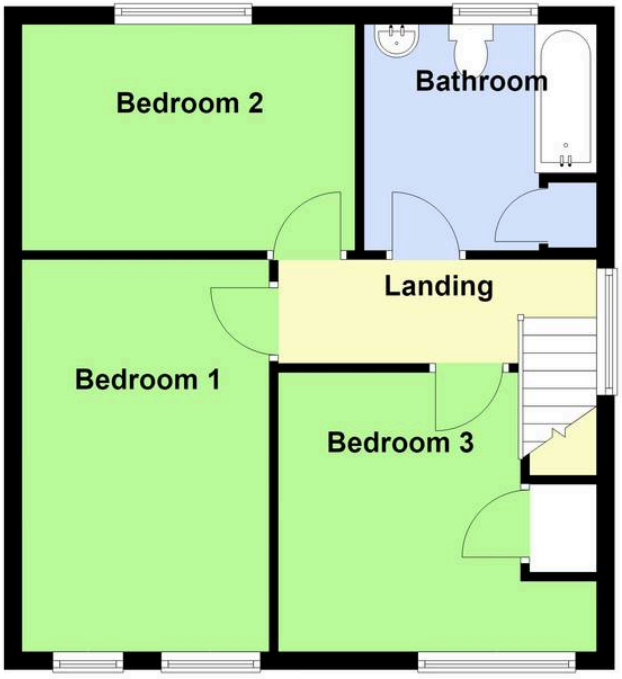
Ground Floor

Approx. 60.1 sq. metres (646.6 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.7 sq. feet)



Total area: approx. 106.6 sq. metres (1147.3 sq. feet)

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