

FAIRWEATHER
ESTATE AGENTS

35 Horbling Lane, Stickney, Boston PE22 8DG

Offers Over £ 295,000

35 Horbling Lane

An exceptionally spacious and versatile four-bedroom detached bungalow, substantially extended to create flexible accommodation with four double bedrooms and a well presented living room. As you can see on the floorplan, the property could easily be arranged in two distinct sections, providing comfortable and practical living space for extended family occupation, a couple with space for visiting family, or families interested in the two schools in the village.

Further benefits include a well-appointed dining kitchen, generous family bathroom, separate shower room, and the added reassurance of new windows that were fitted within the last year and remain under warranty. Externally, the property enjoys extensive off-road parking, with a driveway extending from the front and along the side of the bungalow to a detached one-and-a-half-size garage.

Situated within the well-served village of Stickney, amenities include primary and secondary schooling, a GP surgery, café and village store. The village is conveniently located between the historic market town of Boston and the beautiful Lincolnshire Wolds, much of which is designated as an Area of Outstanding Natural Beauty.

Council Tax Band – D

EPC - D







Front door opens into the **entrance hall** with tiled flooring, radiator and doors arranged off to the:

Lounge 4.33m x 6.20m (14'3" x 20'4 Hall A uPVC **")** A spacious reception room enjoying two triple glazed windows to the front aspect providing excellent natural light, radiator with decorative cover, ceiling light/fan and an attractive exposed brick chimney breast and hearth with timber mantel and inset Clearview cast iron wood-burning stove creating an impressive focal point.

Shower Room 1.52m x 2.77m (5'0 " x 9'1") Fitted with a walk-in double shower enclosure incorporating a Mira shower, low-level WC and pedestal wash hand basin. benefiting from tiled flooring and a **Front Entrance** double glazed side window. Further

Bedroom Four 3.34m x 3.65m (10'11" x 12'0") Having a triple glazed window to the front aspect, radiator with decorative cover and ceiling light/fan.









Kitchen/Dining Room 3.33m x 7.88m (10'11" x 25'10") Fitted with an extensive range of work surfaces incorporating cupboards and drawers at both base and eye level together with integrated appliances including an electric hob with stainless steel extractor canopy above, Bosch electric fan-assisted oven and grill, refrigerator, freezer and dishwasher. Further benefits include tiled flooring to the kitchen area, exposed floorboards to the dining section, LED ceiling spotlights, splashback wall tiling, radiator and a double glazed side window with fitted blind.

Side Entrance Hall – Located off the driveway, with tiled floor, radiator beneath radiator cover, cloaks cupboard and doors arranged off

Bedroom One/ Second Sitting Room 4.52m x 4.36m (14'10" x 14'4") A versatile room currently utilised as a bedroom but equally suitable as an additional reception room. Having double glazed windows to the side and rear elevations enjoying views across the garden and adjoining grazing land, wood laminate flooring and radiator.

Bedroom Two 4.54m x 3.05m (14'11" x 10'0") Having a double glazed window overlooking the rear garden, radiator with decorative cover and a built-in double wardrobe providing hanging space and storage.

Bedroom Three 3.31m x 3.31m (10'10" x 10'10") Having a double glazed rear-facing window, wood laminate flooring, radiator with decorative cover and two built-in double wardrobes with hanging rails and shelving.

Bathroom 5.42m x 3.02m (17'9" x 9'11") An exceptionally spacious family bathroom fitted with a four-piece suite comprising a panelled bath with Victorian-style chrome mixer tap, fully tiled double shower enclosure with Triton shower, pedestal wash hand basin and close-coupled WC. Fully tiled to both walls and floor and further benefiting from a radiator, rear-facing window, built-in linen cupboard and fitted surface with space and plumbing beneath for a washing machine and tumble dryer.

Outside The property is approached over an extensive gravel driveway extending from the front and along the side of the bungalow, providing ample off-road parking and hardstanding for numerous vehicles. The current owner has also enhanced the outside space with a block-paved extension to the driveway and matching pathways. To the front is a lawned garden with established tree and shrubs providing privacy and year-round interest.

Detached Garage 6.55m x 4.60m (21'6" x 15'1") A larger-than-average garage fitted with an electric remote-controlled up-and-over door together with a uPVC pedestrian door and window overlooking the rear garden.

Rear Garden The generous rear garden enjoys a substantial paved patio ideal for outdoor entertaining, leading onto a lawned garden. Further benefits include a timber shed and log store positioned behind the garage.










Ground Floor
Approx. 147.8 sq. metres (1590.3 sq. feet)
Garage to Rear Left
Approx. 30.1 sq. metres (324.3 sq. feet)
Garage
6.05m x 4.60m
(21'6" x 15'1")
Bedroom 1
4.52m x 4.36m
(14'10" x 14'4")
Bedroom 2
4.54m x 3.05m
(14'11" x 10')
Bedroom 3
3.31m x 3.31m
(10'10" x 10'10")
Hallway
Bathroom
5.42m x 3.00m
(17'9" x 9'11")
Kitchen/Dining Room
3.33m x 7.88m
(10'11" x 25'10")
Shower Room
1.52m x 2.77m
(5' x 9'1")
Entrance Hall
Bedroom 4
3.34m x 3.65m
(10'11" x 12')
Lounge
4.33m x 6.20m
(14'3" x 20'4")
Total area: approx. 177.7 sq. metres (1912.6 sq. feet)



