

# Main Road Stickney



## An Exclusive Development of Nine High-Quality Homes in Stickney, Lincolnshire

Pygott & Crone and Clarke Group Construction are proud to present a limited and thoughtfully designed development of just **nine brand new detached homes with a mix of two storey houses and bungalows**, located within a **private cul-de-sac** in the sought-after village of **Stickney, Lincolnshire**. Scheduled for **completions Summer & Autumn 2026**, this exclusive scheme offers a rare opportunity to acquire a premium new-build home in a village setting.

The development comprises a selection of **three bed detached bungalows**, three bed detached houses and four bed detached houses, each benefiting from a **single or double garage** depending on plot. Designed with modern living in mind, the properties combine attractive external finishes with practical, high-specification interiors.

Internally, the homes will feature **oak internal doors**, high-quality **floor finishes throughout**, and contemporary fitted kitchens complete with **quartz worktops**, upstands and splashbacks to the hob. Kitchens will include a full range of **integrated appliances**, including fridge/freezer, dishwasher, induction hob, cooker hood, and a single/compact oven with microwave. Composite undermounted sinks further enhance the clean, modern aesthetic. Separate utility areas provide space for a washing machine and dryer, along with additional quartz worktops and composite sinks.

Bathrooms and en-suites are finished to a strong specification, including vanity units to main bathrooms, modern sanitaryware, baths with showers to main bathrooms, and dedicated showers to en-suites.

All properties are designed with **energy efficiency and future-ready living** in mind. Heating is provided via **underfloor heating to the ground floor and radiators to any first floors**, powered by an **air source heat pump**, complemented by **3kW solar PV panels**. Each home will also include an **electric vehicle charging point** and access to **gigabit-capable fibre broadband** (subject to end-user contract).

Externally, the development is equally well considered. Properties will feature **composite external doors, uPVC windows and patio doors** opening onto private rear gardens. Roof finishes are **orange clay pantile-effect tiles**, creating visual interest. Traditional detailing includes **corbelled brickwork** and **black rainwater goods**.

Each plot benefits from **block-paved driveways**, electric garage doors, **level thresholds to front doors** for easy access and landscaped gardens with **topsoil and seed**. Boundaries are defined by a mix of **brick garden walls, timber fencing, and hedging**, while the private road is finished in tarmac. The scheme also incorporates **built-in bird and bat boxes**, reflecting a commitment to biodiversity.

All properties are connected to **mains water and electricity**, with **foul drainage to the main sewer** in the road.

This carefully planned development offers an exceptional opportunity for downsizers, upsizers or those seeking single-storey living without compromise, set within a well-connected Lincolnshire village environment.

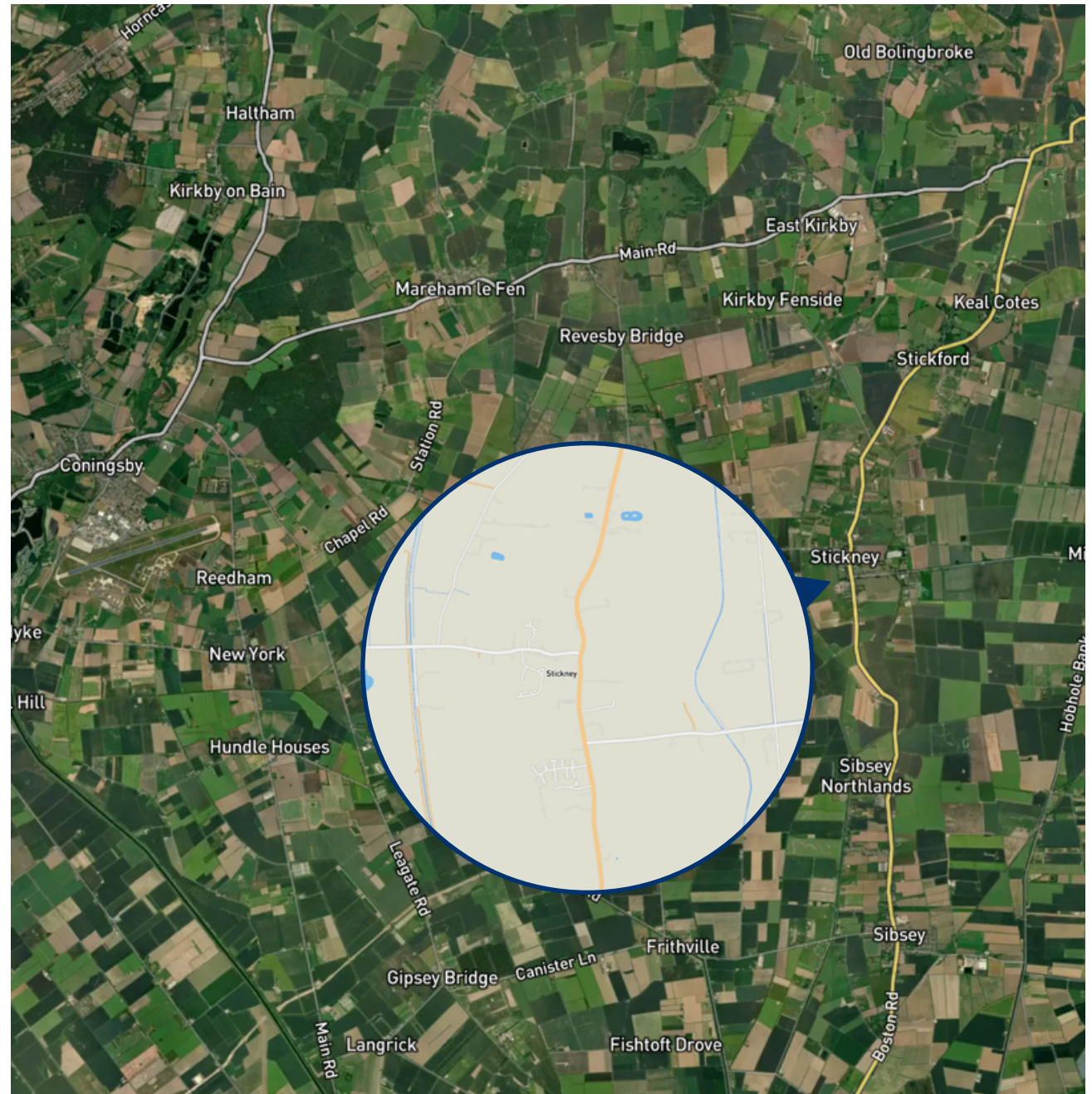


- Exclusive development of just **nine detached homes** within a quiet **private cul-de-sac**
- Choice of **three designs**, designed for comfortable and practical living
- **Underfloor heating to the ground floor and radiators to any first floors**, powered by an energy-efficient **air source heat pump**
- High-quality **fitted kitchens with quartz worktops** and integrated appliances
- **Single or double garages with electric doors**, plus block-paved private driveways
- **Solar PV panels and EV charging points**, supporting lower running costs and future-proofing
- Peaceful **village location in Stickney**, with attractive private gardens and low-maintenance surroundings

# Stickney

Nestled in the wide, open skies of the Lincolnshire Fens, Stickney is a thriving village that blends rural charm with everyday convenience. Located between the historic market town of Boston and the coast, it offers a peaceful setting without feeling remote. The village is well served by many local amenities including a Co-op food store, post office, primary school and traditional pubs, creating a strong sense of community and easy day-to-day living. Surrounded by gently rolling farmland and big horizon views, Stickney has a character shaped by its agricultural heritage and relaxed pace of life.

At the heart of the village stands the magnificent St Luke's Church, one of the largest parish churches in England, affectionately known as "The Cathedral of the Fens." Its impressive tower is a local landmark visible for miles across the flat landscape. With countryside walks, cycling routes and coastal destinations such as Skegness within easy reach, Stickney offers an appealing balance of tranquillity and connectivity, making it an attractive choice for families, professionals and those seeking a quieter lifestyle in a well-connected Lincolnshire setting.



# Site Plan

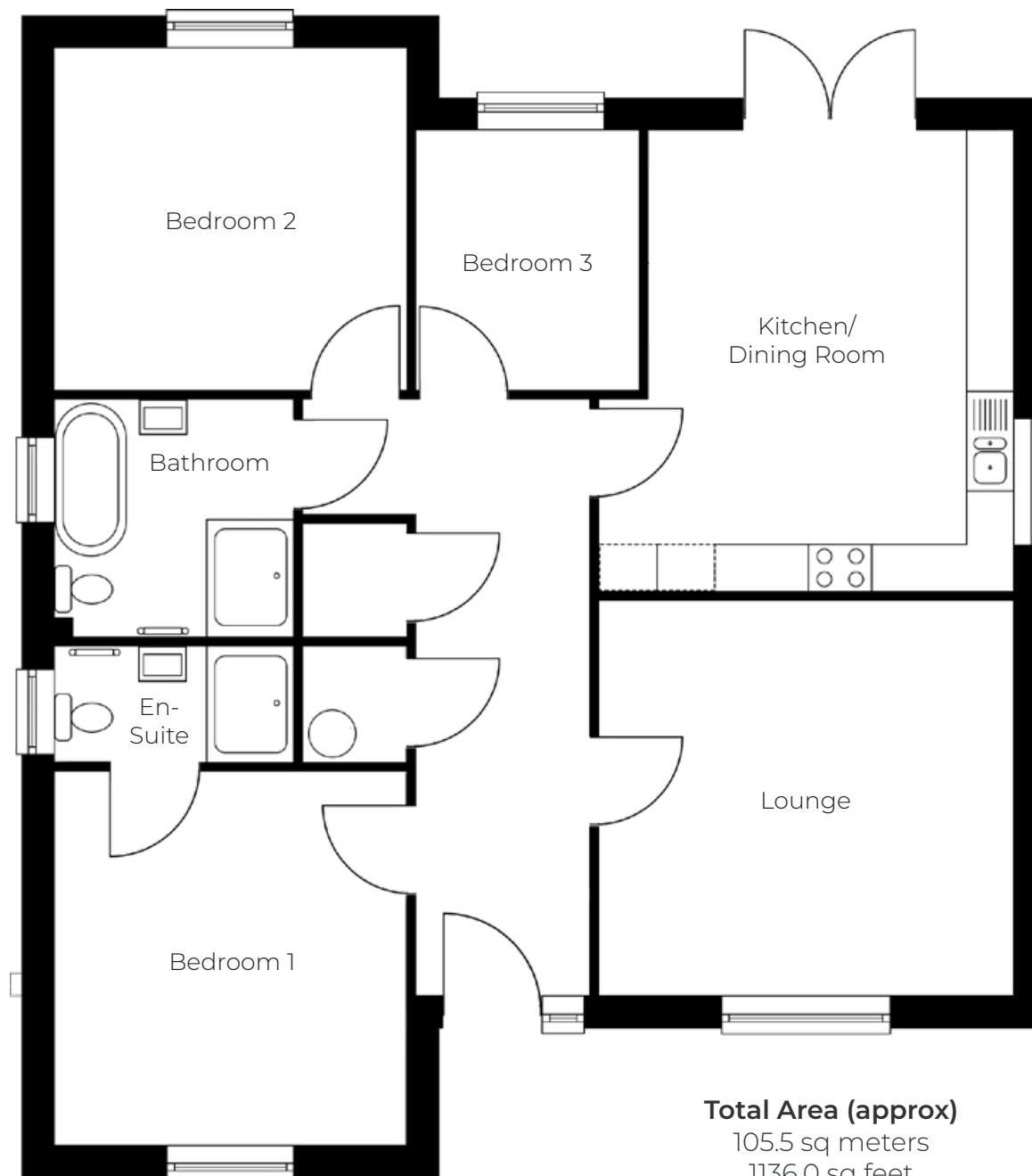
- Plot 1**  
3 Bed Detached Bungalow
- Plot 2**  
3 Bed Detached Bungalow
- Plot 3**  
2 Bed Detached Bungalow
- Plot 4**  
2 Bed Detached Bungalow
- Plot 5**  
4 Bed Detached House
- Plot 6**  
4 Bed Detached House
- Plot 7**  
3 Bed Detached House
- Plot 8**  
3 Bed Detached House
- Plot 9**  
4 Bed Detached House





## Type 1 - Plot 4

| Room                | Dimensions                        |
|---------------------|-----------------------------------|
| Kitchen/Dining Room | 4.95m x 3.92m<br>(16'3" x 12'10") |
| Lounge              | 4.25m x 4.45m<br>(13'11" x 14'7") |
| Bedroom 1           | 4.01m x 3.78m<br>(13'2" x 12'5")  |
| En-Suite            | 1.25m x 2.57m<br>(4'1" x 8'5")    |
| Bedroom 2           | 3.68m x 3.78m<br>(12'1" x 12'5")  |
| Bedroom 3           | 2.78m x 2.40m<br>(9'1" x 7'10")   |
| Bathroom            | 2.55m x 2.57m<br>(8'4" x 8'5")    |



### Please Note

Floorplans and measurements are taken from architectural drawings and are for guidance purposes only. Computer generated images are not to scale. Finishes and materials may vary and landscaping is illustrative only.

### Total Area (approx)

105.5 sq meters  
1136.0 sq feet



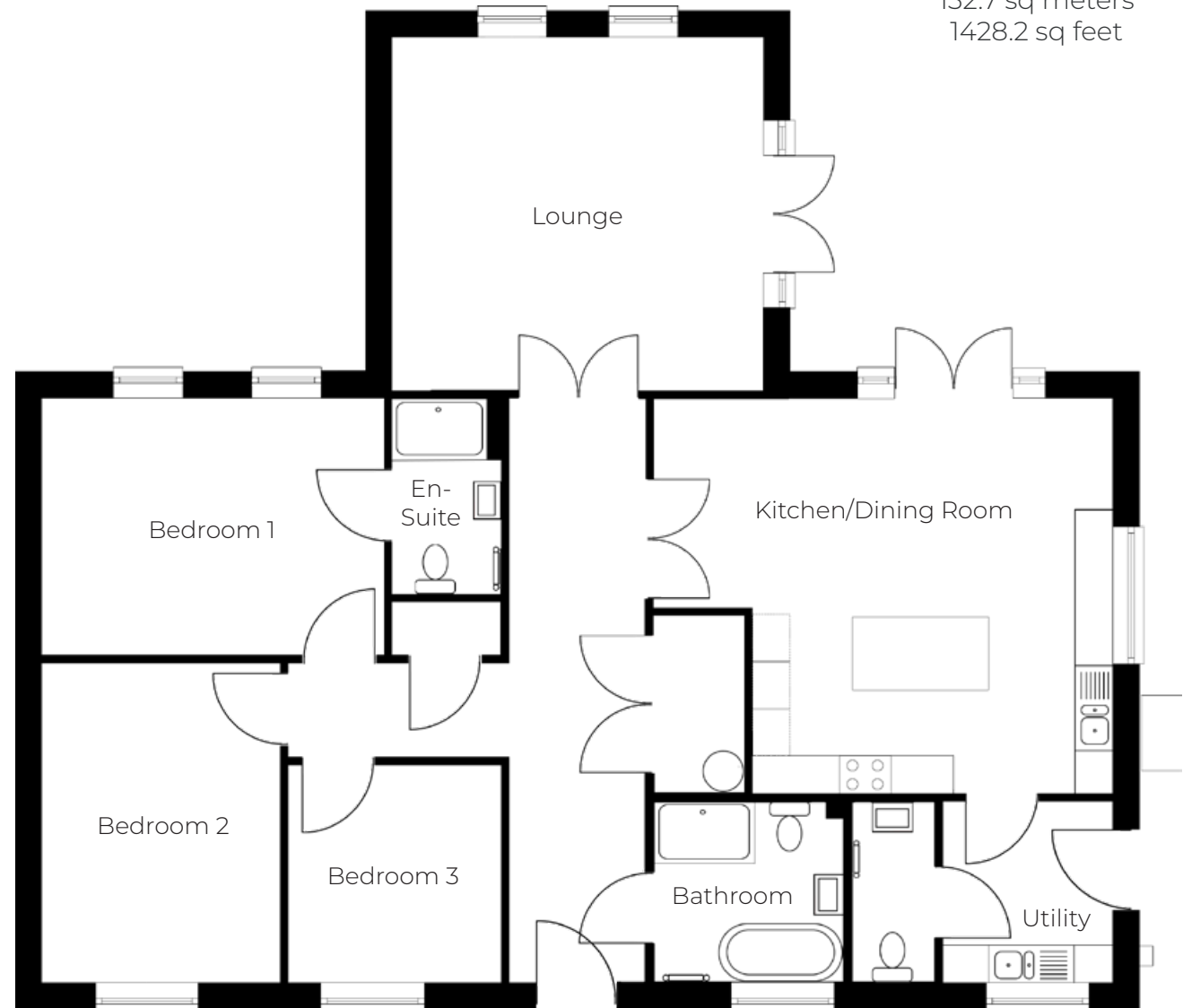
## Type 2 - Plot 3

**Total Area (approx)**

132.7 sq meters

1428.2 sq feet

| Room                | Dimensions                        |
|---------------------|-----------------------------------|
| Kitchen/Dining Room | 5.22m x 6.07m<br>(17'2" x 19'11") |
| Utility             | 2.40m x 2.25m<br>(7'10" x 7'5")   |
| Lounge              | 4.67m x 4.91m<br>(15'4" x 16'1")  |
| Bedroom 1           | 3.39m x 4.53m<br>(11'1" x 14'10") |
| En-Suite            | 2.59m x 1.45m<br>(8'6" x 4'9")    |
| Bedroom 2           | 4.23m x 3.15m<br>(13'11" x 10'4") |
| Bedroom 3           | 2.88m x 2.82m<br>(9'5" x 9'3")    |
| Bathroom            | 2.40m x 2.52m<br>(7'10" x 8'3")   |



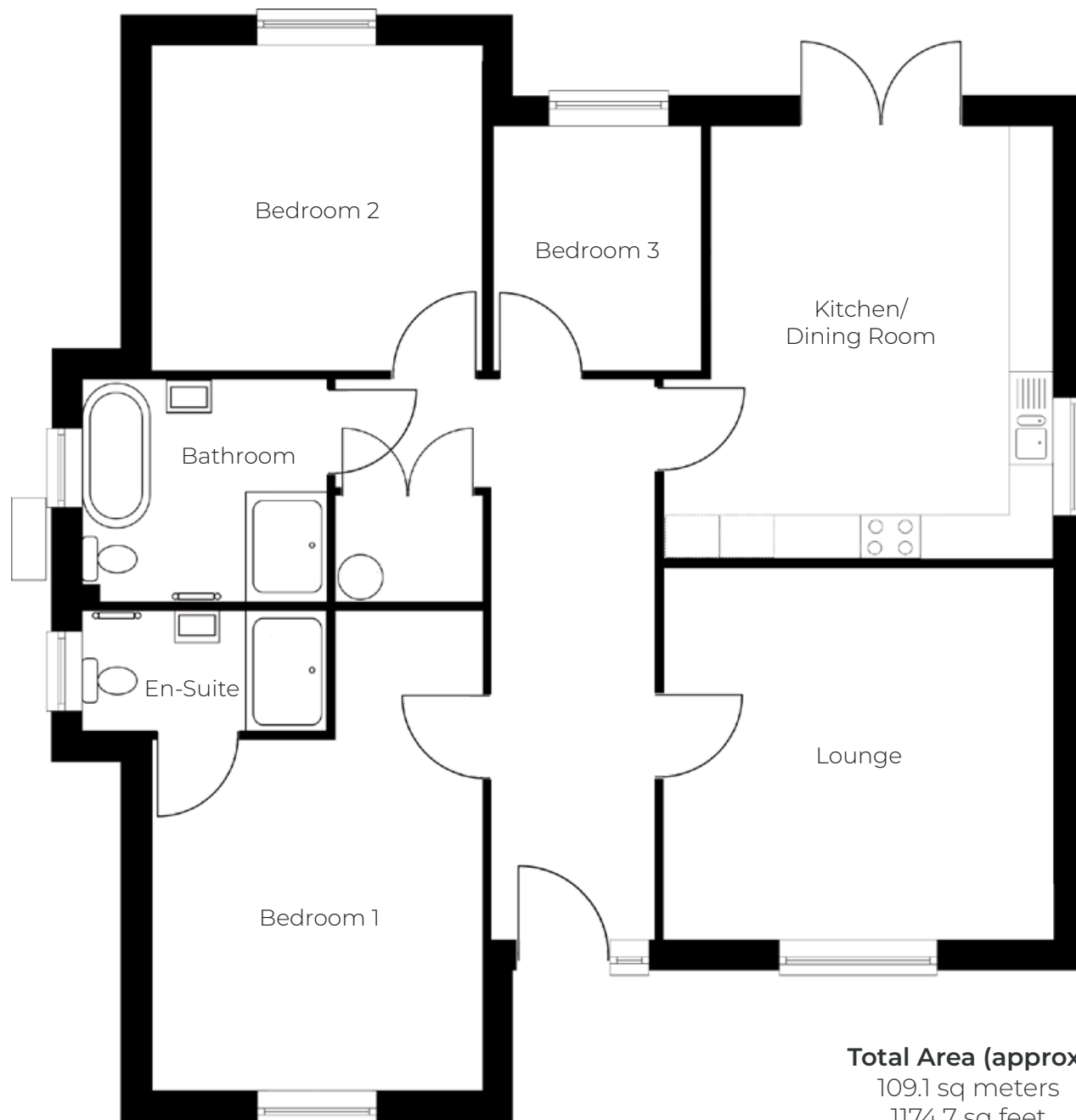
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## Type 3 - Plots 1 & 2

| Room                | Dimensions                        |
|---------------------|-----------------------------------|
| Kitchen/Dining Room | 4.95m x 3.92m<br>(16'3" x 12'10") |
| Lounge              | 4.25m x 4.45m<br>(13'11" x 14'7") |
| Bedroom 1           | 4.01m x 3.78m<br>(13'2" x 12'5")  |
| En-Suite            | 1.38m x 2.57m<br>(4'6" x 8'5")    |
| Bedroom 2           | 3.72m x 3.78m<br>(12'2" x 12'5")  |
| Bedroom 3           | 2.78m x 2.40m<br>(9'1" x 7'10")   |
| Bathroom            | 2.55m x 2.79m<br>(8'4" x 19'2")   |



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### Total Area (approx)

109.1 sq meters  
1174.7 sq feet



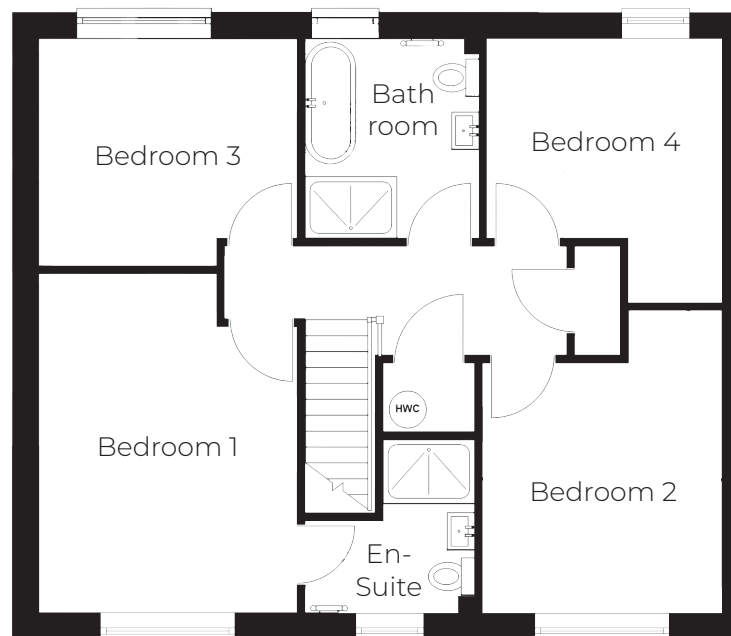
## Type 4 - Plots 5 & 6

| Room                | Dimensions                       |
|---------------------|----------------------------------|
| Kitchen/Dining Room | 3.90m x 6.64m<br>(12'9" x 21'9") |
| Garden Room         | 3.49m x 3.90m<br>(11'5" x 12'9") |
| Utility             | 2.94m x 2.45m<br>(9'8" x 8'0")   |
| Lounge              | 4.68m x 3.49m<br>(15'4" x 11'5") |
| Dining Room         | 3.73m x 3.46m<br>(12'3" x 11'4") |

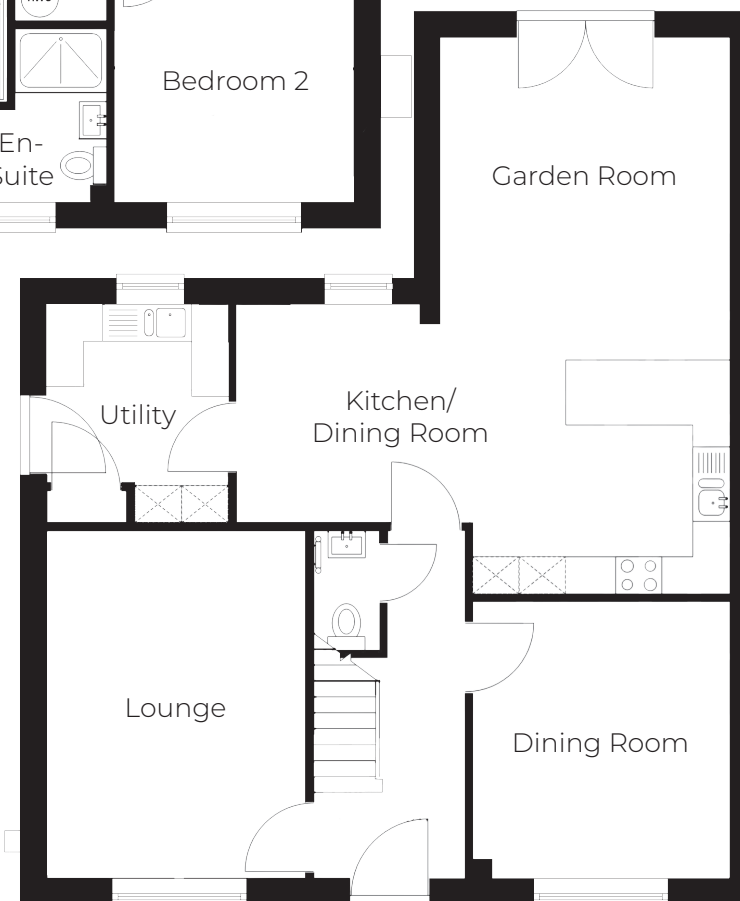
| Room      | Dimensions                        |
|-----------|-----------------------------------|
| Bedroom 1 | 4.51m x 3.53m<br>(14'10" x 11'7") |
| Bedroom 2 | 4.09m x 3.23m<br>(13'5" x 10'7")  |
| Bedroom 3 | 3.14m x 3.53m<br>(10'4" x 11'7")  |
| Bedroom 4 | 3.57m x 3.18m<br>(11'8" x 10'5")  |
| Bathroom  | 2.69m x 2.35m<br>(8'10" x 7'8")   |

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**Total Area (approx)**  
156.5 sq meters  
1684.5 sq feet

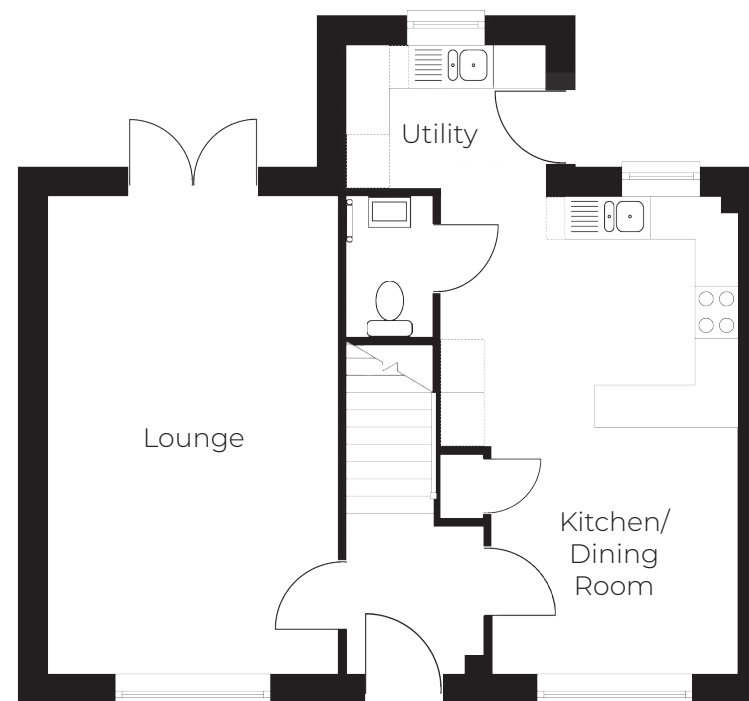
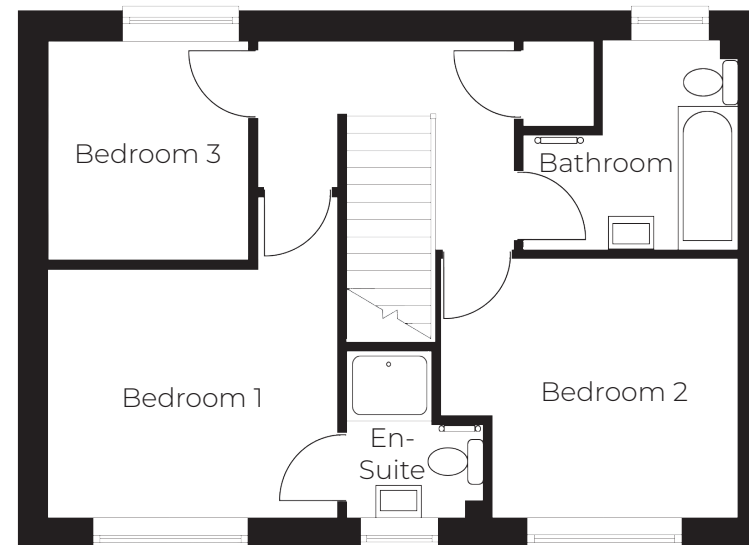




## Type 5 - Plots 7 & 8

| Room                | Dimensions                       |
|---------------------|----------------------------------|
| Kitchen/Dining Room | 5.59m x 3.47m<br>(18'4" x 11'5") |
| Utility             | 1.67m x 2.32m<br>(5'6" x 7'7")   |
| Lounge              | 5.59m x 3.39m<br>(18'4" x 11'1") |

| Room      | Dimensions                       |
|-----------|----------------------------------|
| Bedroom 1 | 2.92m x 3.42m<br>(9'7" x 11'3")  |
| Bedroom 2 | 3.06m x 3.47m<br>(10'0" x 11'5") |
| Bedroom 3 | 2.57m x 2.35m<br>(8'5" x 7'9")   |
| Bathroom  | 2.45m x 2.50m<br>(8'0" x 8'2")   |



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### Total Area (approx)

94.1 sq meters  
1013.0 sq feet



## Type 6 - Plot 9

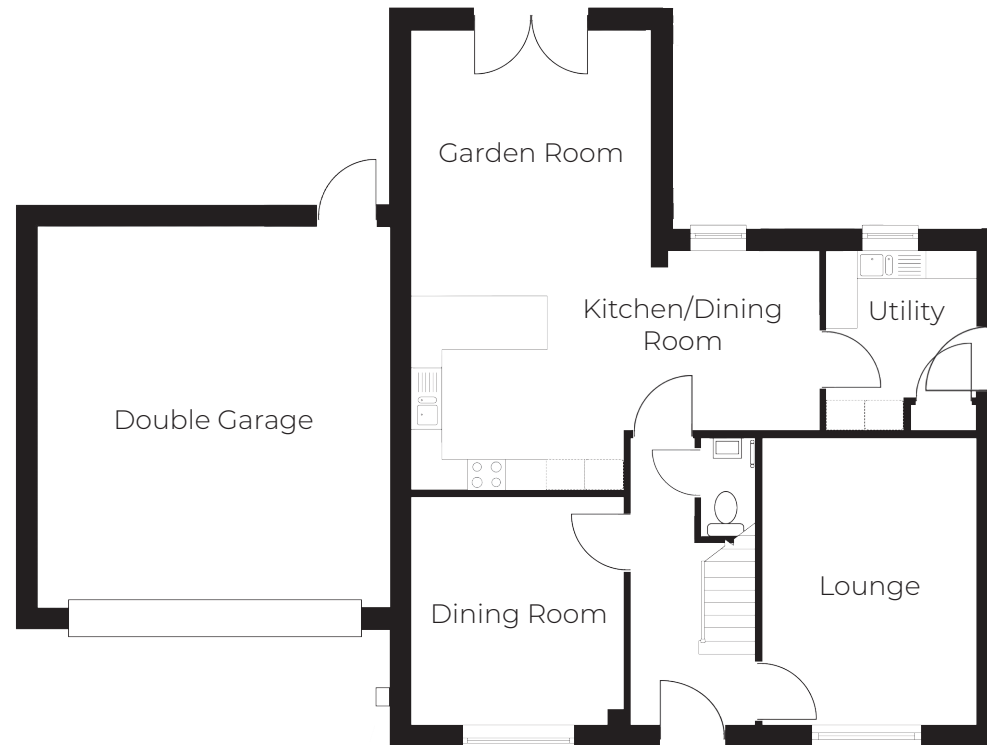
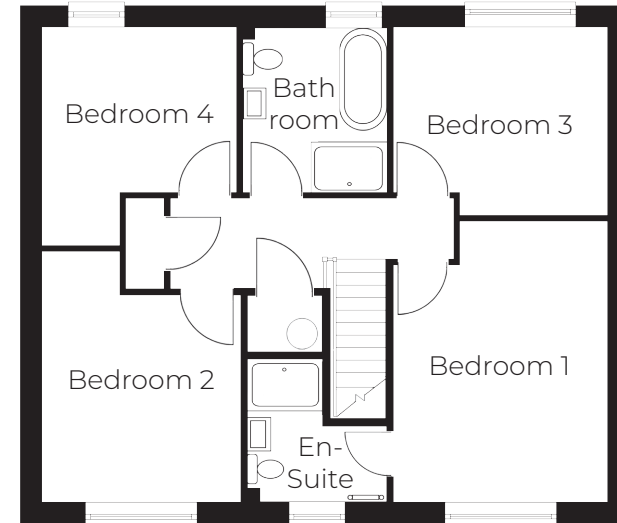
| Room                | Dimensions                        |
|---------------------|-----------------------------------|
| Kitchen/Dining Room | 3.90m x 6.64m<br>(12'9" x 21'9")  |
| Garden Room         | 3.49m x 3.90m<br>(11'5" x 12'9")  |
| Utility             | 2.94m x 2.45m<br>(9'8" x 8'0")    |
| Lounge              | 4.68m x 3.49m<br>(15'4" x 11'5")  |
| Dining Room         | 3.73m x 3.46m<br>(12'3" x 11'4")  |
| Double Garage       | 6.20m x 5.97m<br>(20'43" x 19'7") |

| Room      | Dimensions                       |
|-----------|----------------------------------|
| Bedroom 1 | 4.57m x 3.53m<br>(15'0" x 11'7") |
| Bedroom 2 | 2.00m x 3.23m<br>(6'7" x 10'7")  |
| Bedroom 3 | 3.06m x 3.53m<br>(10'0" x 11'7") |
| Bedroom 4 | 3.57m x 3.18m<br>(11'8" x 10'5") |
| Bathroom  | 2.69m x 2.35m<br>(8'10" x 7'8")  |

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**Total Area (approx)**  
193.8 sq meters  
2085.7 sq feet



# Specification

| Internal General  |
|---|
| Oak internal doors  |
| Floor finishes provided - likely to be Karndean or equal to Hall and wet areas then carpets to lounge and bedrooms etc. |

| Kitchen   |
|---|
| Fitted Kitchen - Unit colours TBC. Soft Close Doors / Drawers |
| Quartz Worktops Upstands / Splashback to Hob                  |
| Sink - Composite & undermounted                               |
| Single & Compact Oven with microwave                          |
| Induction Hob   |
| Integrated Cooker Hood  |
| Integrated Fridge Freezer                                     |
| Integrated Dishwasher   |

| Utility                         |
|---------------------------------|
| Space for a Washing Machine     |
| Space for a Dryer               |
| Sink - Composite & undermounted |
| Units Colour TBC                |
| Quartz Worktop                  |

| Bathroom / En-suite              |
|----------------------------------|
| WC & Cistern                     |
| Hand Basin & Tap/s               |
| Bath / Shower - Main Bathroom    |
| Shower - En-suite                |
| Vanity Units - Main Bathroom TBC |

| Heating & Hot Water   |
|---|
| Underfloor Heating to the ground floor and radiators to any first floors, Powered by Air Source Heat Pump |

| Electrical   |
|--|
| 3kw Solar PV   |
| Lighting bollards to front of properties                     |
| Electric Vehicle Charging Point                              |
| BT and Gigabit Capable Fibre available for end user contract |
| TV Aerial Points   |

| External Doors & Windows      |
|-------------------------------|
| Composite External Doors      |
| UPVC Windows & External Doors |
| Patio Doors                   |

| External General  |
|---|
| Single or double garage dependent upon plot with electric door/s, finished in Anthracite Grey |
| Built-in Bird / Bat Boxes   |
| Sandstone Paving depending on availability  |
| Block Paved Drives  |
| Topsoil and Seed to Gardens   |
| Timber fencing and hedging to front boundaries  |
| Masonry Cavity Wall Construction with a Mixture of Facing Brickwork                           |
| Beam and Block Floor  |
| Orange clay pantile effect roof tiles   |
| Corbelled brickwork with black rainwater goods  |
| Level thresholds to front doors   |
| Mixture of brick garden walls and timber fencing to boundaries                                |
| Tarmacked private road  |

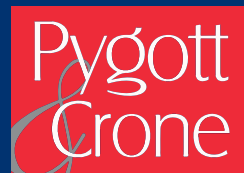
| Utilities   |
|---|
| Foul Water Drains Connected to Main Sewer   |
| Surface water connected to attenuation tanks under drives which then flows through limiting control device and into local watercourse |
| Mains Water and Electricity   |

CGI's show white garage doors, these will now be finished in Anthracite Grey

Specification subject to changes due to availability and materials. Site management fee applicable – Cost TBC.

# Main Road

## Stickney



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