



 **NEWTON**  
**FALLOWELL**

The Nook, Main Road, Stickney – PE22 8EE

Offers Over £230,000

## The Nook, Main Road

Stickney, Boston

Situated in the popular and well-served village of Stickney, this attractive detached home enjoys pleasant open views to both the front and rear.

The spacious accommodation comprises an entrance hall, lounge, dining room, study, kitchen, utility room and cloakroom to the ground floor. To the first floor are four bedrooms and a family bathroom.

Outside, the property benefits from a front garden, a driveway providing ample off-road parking, a garage and an enclosed rear garden ideal for relaxing or entertaining.

Further advantages include oil-fired central heating and double glazing throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





## ACCOMMODATION

Part glazed side entrance door through to the:

### ENTRANCE HALL

Having window to rear elevation, radiator, laminate flooring and staircase rising to first floor. Door to the kitchen and door to the:

### LOUNGE

14' 9" x 11' 6" (4.50m x 3.50m)

Having window to front elevation, inset ceiling spotlights, radiator, television aerial connection point and laminate flooring. Door to the:

### DINING ROOM

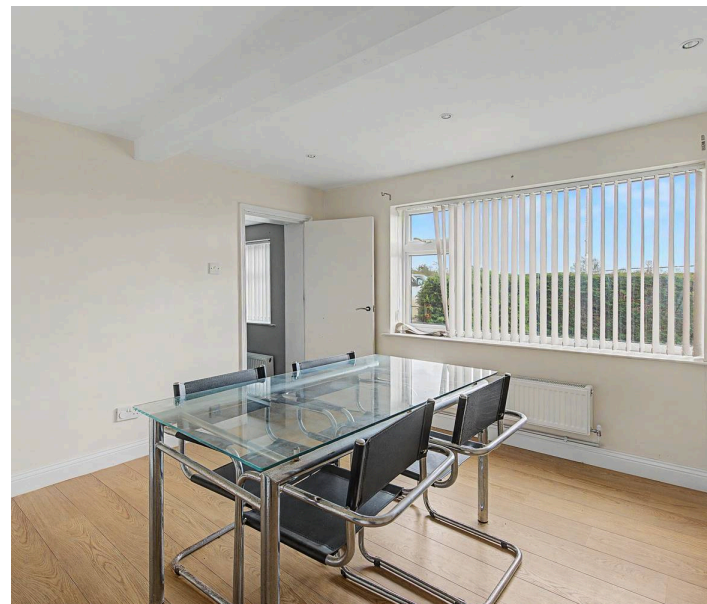
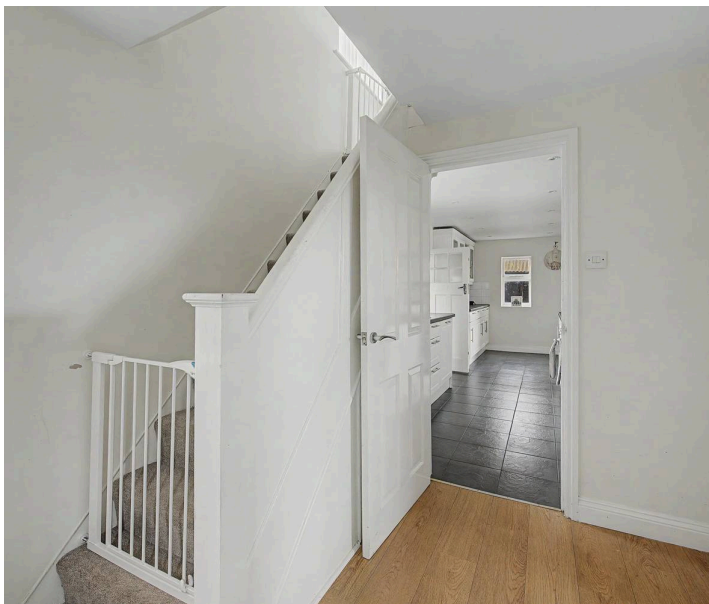
12' 4" x 11' 10" (3.75m x 3.60m)

Having window to front elevation, inset ceiling spotlights, radiator, television aerial connection point and laminate flooring. Door to kitchen and door to the:

### STUDY

12' 10" x 8' 6" (3.90m x 2.60m)

Having window to front elevation, part glazed door to rear elevation, inset ceiling spotlights, radiator and laminate flooring.



## KITCHEN

17' 10" x 7' 10" (5.44m x 2.40m)

Having windows to side & rear elevations, inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under. Further work surface with inset electric hob, integrated electric oven & cupboards under, cupboards & concealed cooker hood over. Further work surface with cupboards & drawers under, glazed display units over.

## UTILITY

12' 2" x 8' 8" (3.70m x 2.65m)

(max. inc. cloakroom) Having window to rear elevation, part glazed door to side elevation, inset ceiling spotlights, extractor, tiled floor and oil fired boiler providing for both domestic hot water & heating. Work surface with inset stainless steel sink & drainer, cupboards under. Work surface return with space & plumbing for automatic washing machine & tumble dryer under.

## CLOAKROOM

Having window to rear elevation, low level WC and hand basin.





#### **FIRST FLOOR LANDING**

Having window to rear elevation and inset ceiling spotlights.

#### **BEDROOM ONE**

11' 10" x 11' 10" (3.60m x 3.60m)

Having window to front elevation, inset ceiling spotlights, radiator and built-in cupboard.

#### **BEDROOM TWO**

13' 1" x 11' 10" (4.00m x 3.60m)

Having window to front elevation, inset ceiling spotlights, radiator, access to roof space and built-in cupboard. Door to:

#### **BEDROOM THREE**

11' 10" x 8' 8" (3.60m x 2.64m)

Having window to front elevation and radiator.

#### **BEDROOM FOUR**

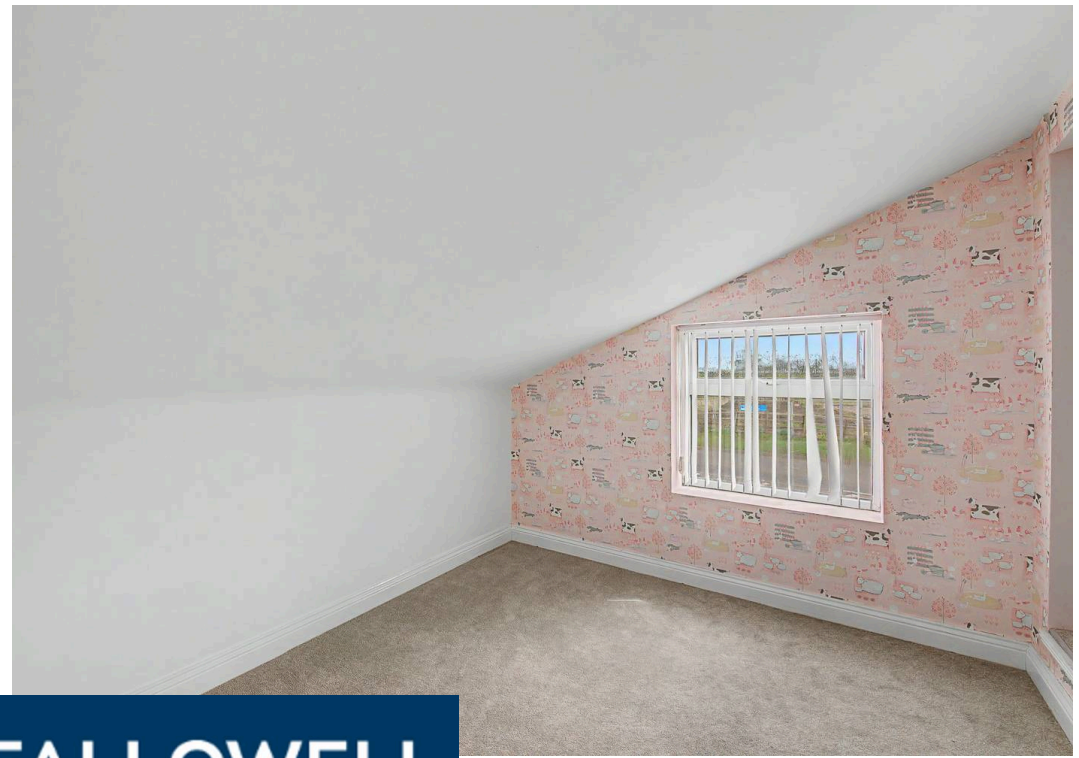
11' 10" x 7' 10" (3.60m x 2.40m)

Having window to rear elevation, inset ceiling spotlights and radiator.

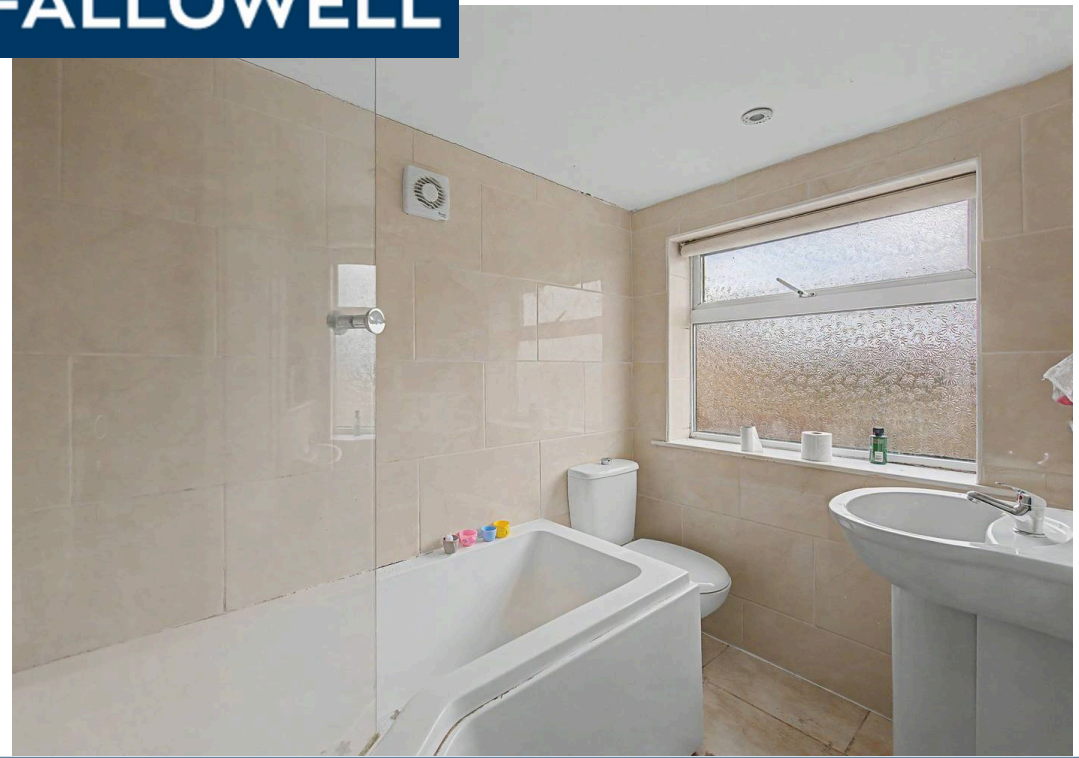
#### **BATHROOM**

Having window to rear elevation, inset ceiling spotlights, radiator, tiled floor, tiled walls, extractor and built-in airing cupboard housing hot water cylinder. Fitted with a white suite comprising: panelled bath with shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.





 **NEWTON FALLOWELL**



## EXTERIOR

To the front of the property there is a lawned garden. A driveway provides off-road parking and gives access to the:

## GARAGE

Of timber construction with double doors to the front.

## REAR GARDEN

Being enclosed and laid to lawn with a paved patio area & footpaths and oil storage tank.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band C.

## LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



**Ground Floor**  
Approx. 71.5 sq. metres (770.1 sq. feet)



**First Floor**  
Approx. 60.5 sq. metres (651.7 sq. feet)



Total area: approx. 132.1 sq. metres (1421.8 sq. feet)

## Newton Fallowell Estate Agents

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