



37 Holmes Road

This well-presented semi-detached bungalow is situated in a popular and attractive cul-de-sac in the village of Stickney and has the benefit of being offered with no onward chain.

The accommodation includes two double bedrooms, together with the lounge, breakfast kitchen and bathroom.

Outside there are well-maintained gardens to the front and rear and a generous driveway which extends to a detached garage.

Stickney remains a consistently sought-after village, in part due to the range of amenities which includes a GP surgery, both Primary and Secondary schools, a village shop, fast food delivery/cafe and fish and chip shop. The village lies approximately 9 miles from Boston and offers easy access to the picturesque Lincolnshire Wolds, the historic market towns of Spilsby and Horncastle and the coastal resort of Skegness.

- Two Double Bedroom, Semi-detached Bungalow
- Oil-Fired Central Heating, uPVC Double Glazing
- Generous Off-road Parking & Detached Garage
- Popular Cul-de-Sac Location
- No Onward Chain
- Tenure: Freehold, EPC 'E 53', Council Tax Band 'B'





Entrance - Via a canopy porch with light and a uPVC wood-grain effect part-glazed door into the:

Entrance Hall, having radiator and doors arranged off to:

Lounge – 4.96m x 3.44m (16'3" x 11'3") – The spacious lounge has uPVC window to the front aspect overlooking the front garden, two wall lights, radiator and feature fireplace with tiled insert and gas fire.

Kitchen 3.14m x 2.78m (10'4" x 9'1") - The kitchen comprises a range of cupboard and drawer units to both base and eye level with work surfaces and splashback tiling as appropriate. Inset stainless steel sink/drain, spaces for cooker, washing machine and tall fridge/freezer.

Master Bedroom 4.45m x 3.44m (14'7" x 11'3") – With uPVC window overlooking the rear garden, radiator, loft access and airing cupboard with hot water cylinder and slatted shelving.

Bedroom Two 2.84m x 2.78m (9'4" x 9'1") – Also a double bedroom, bedroom two has uPVC window overlooking the rear garden and radiator.

Bathroom 1.95m x 1.80m (6'5" x 5'11") – Comprising a three piece bathroom suite of panel bath with Triton shower, pedestal hand basin and close-coupled WC. Radiator and tiling as appropriate.

Outside

There are attractive gardens to the front and rear, with the gardens being predominantly laid to lawn. The property also has the benefit of a generous driveway which will accommodate several vehicles, continuing alongside the property up to the:

Detached Garage 5.60m x 2.28m (18'4" x 7'6") - which has an up/over door, power, light and window to the rear.

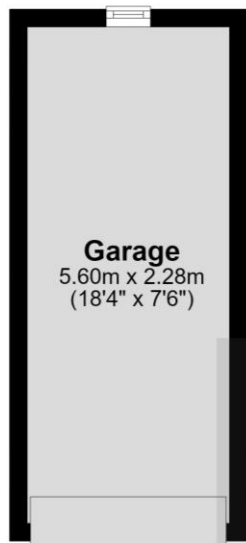
NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer. All properties are offered subject to contract.

Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.



Garage to Rear Left

Approx. 12.8 sq. metres (137.4 sq. feet)



Ground Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



Total area: approx. 71.9 sq. metres (774.2 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.



NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer. All properties are offered subject to contract.

Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.



22 Dolphin Lane, Boston
Lincolnshire PE21 6EU
T|01205 336122

E| sales@fairweather-estateagents.co.uk

