



Brindlecroft, Hall Lane, Stickney, Boston, PE22 8BA



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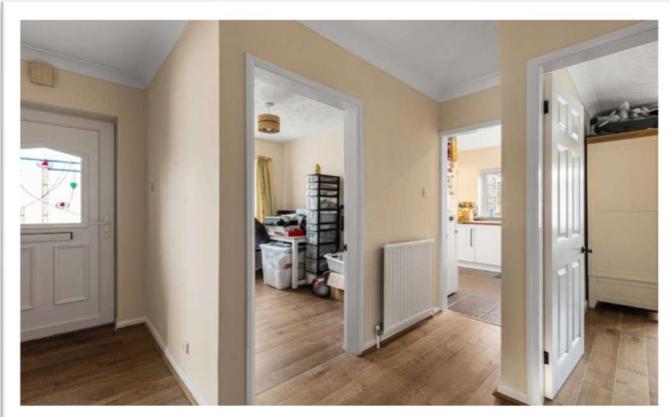
Freehold

£229,950

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## Key Features

- Detached bungalow
- Three bedrooms
- Lounge & kitchen
- Utility & bathroom
- Driveway & garage
- Enclosed rear garden
- Village location
- EPC rating D





Situated in a sought-after village location to the north of Boston, this attractive detached bungalow offers well-presented and versatile accommodation throughout. The property comprises of an inviting entrance hall, a spacious lounge with multi-fuel burner, a fitted kitchen with adjoining utility room, three bedrooms and a modern re-fitted bathroom.

Externally, the home enjoys a neatly lawned front garden, a private driveway providing off-road parking and a garage. To the rear is an enclosed garden, ideal for relaxing or entertaining. Further benefits include oil-fired central heating and double glazing throughout.



#### ACCOMMODATION

Modern style double glazed entrance door with stained glass pattern through to the:

#### ENTRANCE HALL

Having coved ceiling, radiator, engineered oak flooring, access to roof space and airing cupboard housing hot water cylinder with shelving.

#### LOUNGE

5.02m x 3.58m (16'6" x 11'8")

Having bow window to front elevation, coved ceiling, radiator, engineered oak flooring and fireplace with slate tiled hearth and inset multi-fuel burner.

#### KITCHEN

3.59m x 2.71m (11'10" x 8'11")

Having window to rear elevation, radiator, inset ceiling spotlights and tiled floor. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawer under. Further work surface with inset electric hob, integrated electric oven & cupboards under, cupboards & stainless steel cooker hood over. Work surface return with cupboard, appliance space & drawers under, cupboards over, space for upright fridge/freezer to side.

#### UTILITY

3.24m x 1.87m (10'7" x 6'1")

Having window to side elevation, part glazed door to other side elevation, tiled floor, door to garage, work surface with space & plumbing for automatic washing machine & double cupboard under.



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#### BEDROOM ONE

4.34m x 3.17m (14'2" x 10'5")

(max) Having window to front elevation, coved ceiling, radiator, engineered oak flooring and built-in double wardrobe.

#### BEDROOM TWO

3.63m x 3.16m (11'11" x 10'5")

(max) Having window to rear elevation, coved ceiling, radiator, engineered oak flooring and built-in double wardrobe.

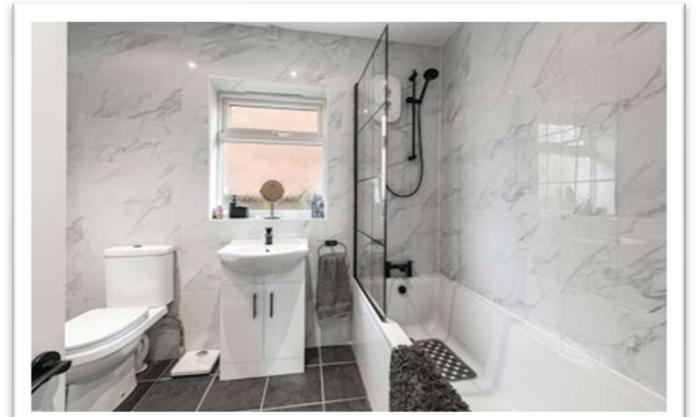
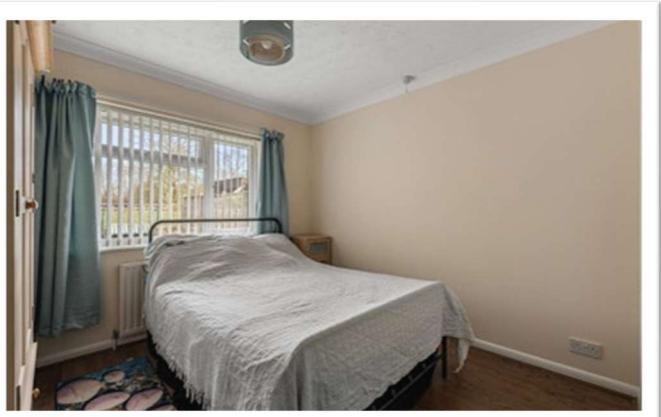
#### BEDROOM THREE

2.64m x 2m (8'8" x 6'7")

Having window to side elevation, radiator and engineered oak flooring.

#### BATHROOM

Having window to side elevation, radiator, tiled floor, part tiled walls and extractor. Re-fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under.



## EXTERIOR

To the front of the property there is a shaped lawn and a driveway provides off-road parking which extends down the side of the property to the:

## GARAGE

5.09m x 2.89m (16'8" x 9'6")

Having up-and-over door, window to rear, light and power.

Gated access to the:

## REAR GARDEN

Being enclosed and majority laid to lawn with a paved patio, concrete footpath, oil storage tank and external oil fired boiler providing for both domestic hot water & heating.

## LOCAL AREA

Stickney is situated north of Boston and is known for its welcoming community and semi-rural environment. The area provides access to local amenities, educational facilities, and transport links connecting to nearby towns and the wider Lincolnshire region.

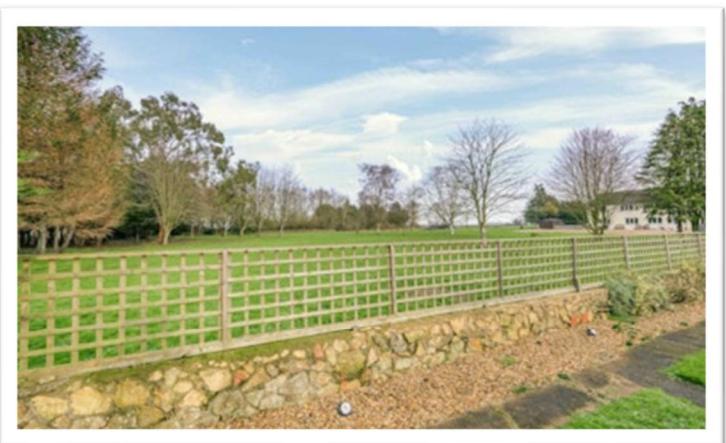
## SERVICES

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

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





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## Floorplan



Total area: approx. 96.9 sq. metres (1043.2 sq. feet)

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Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)