



Sunrise, Main Road

Stickney, Boston

Modern Three-Storey Family Home with Air Source Heating

Situated in the popular village of Stickney, this well-presented three-storey semi-detached home offers spacious and versatile accommodation, ideal for modern family living. The ground floor features a welcoming entrance hall, a stylish dining kitchen, cloakroom and a comfortable lounge overlooking the rear garden.

The first floor provides three bedrooms, including a guest bedroom with en-suite, together with a contemporary family bathroom, while the impressive top-floor principal bedroom enjoys its own en-suite, creating a private retreat.

Outside, the property benefits from a driveway providing off-road parking, a useful store and an enclosed rear garden perfect for relaxing or entertaining. Further advantages include an energy-efficient air source heat pump serving radiators and high-performance glazing throughout.

Stickney is a thriving Lincolnshire village that combines a friendly community atmosphere with excellent everyday convenience. The village offers a range of amenities including shops, primary school and doctors' surgery, while the nearby market towns of Boston and Spilsby provide a wider choice of shopping, leisure and schooling. Surrounded by open countryside yet well connected for commuting, Stickney is an ideal location for those seeking village life without compromising on essential amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having window to front elevation, radiator and staircase rising to first floor.

DINING KITCHEN

25' 10" x 13' 4" (7.87m x 4.07m)

(max) Having window to front elevation, french doors to rear elevation, inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with quartz work surfaces & upstands comprising: undercounter sink with mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset induction hob, integrated dishwasher, cupboards & drawers under, cupboards & extractor over. Range of tall units to side incorporating integrated electric oven, fridge & freezer.





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LOUNGE

15' 9" x 8' 9" (4.80m x 2.67m)

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

FIRST FLOOR LANDING

Having window to front elevation, inset ceiling spotlights, radiator, airing cupboard housing hot water cylinder and staircase rising to second floor.





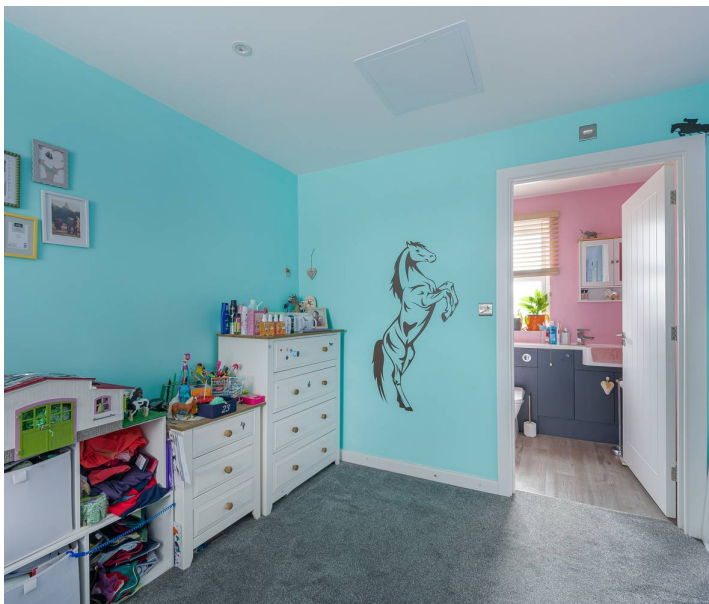
BEDROOM TWO

15' 7" x 8' 9" (4.75m x 2.66m)

Having window to front elevation and radiator.

EN-SUITE

Having window to rear elevation, heated towel rail, extractor, double shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.



BEDROOM THREE

13' 5" x 9' 3" (4.08m x 2.81m)

(max) Having window to rear elevation and radiator.

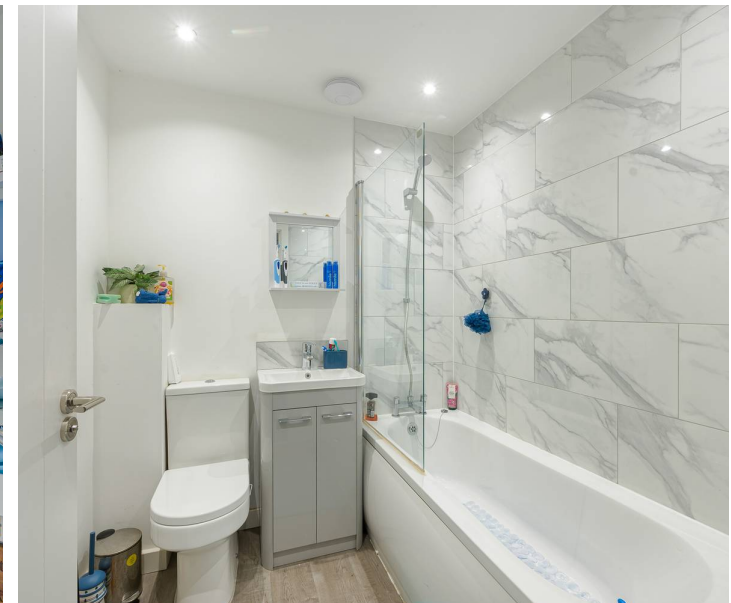
BEDROOM FOUR

6' 11" x 6' 4" (2.10m x 1.93m)

Having window to front elevation and radiator.

BATHROOM

Having inset ceiling spotlights, radiator, extractor, wood effect flooring, tiled splashbacks, panelled bath with mixer tap, shower attachment & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under.





SECOND FLOOR LANDING

Having radiator.

MASTER BEDROOM

13' 5" x 12' 11" (4.08m x 3.94m)

(max L-shaped) Having window to rear elevation and radiator.

EN-SUITE

Having heated towel rail, extractor, shower enclosure with mixer shower fitting, close coupled WC and vanity hand basin.



EXTERIOR

To the front of the property there is a gravelled driveway providing off-road parking leading to the:

STORE

8' 11" x 4' 9" (2.73m x 1.44m)

Having electric roller door, light and power.

REAR GARDEN

Being enclosed and having a paved patio and a lawned garden with mature borders.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving radiators and the property has high performance glazing. 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.



NEWTON FALLOWELL



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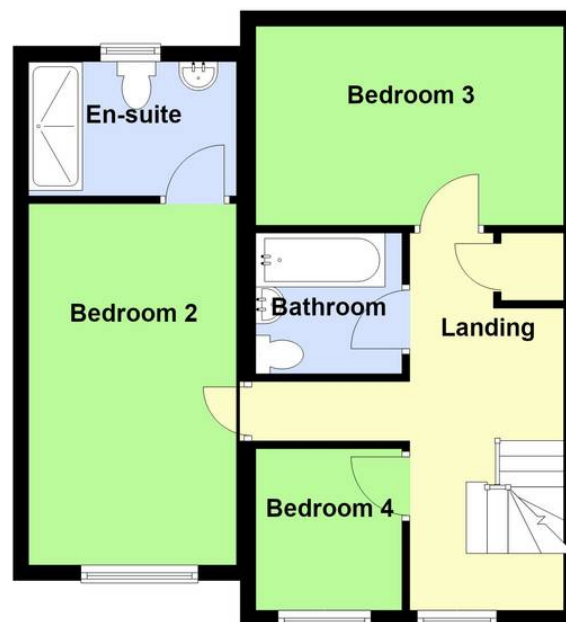
Ground Floor

Approx. 52.6 sq. metres (566.7 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



Second Floor

Approx. 21.9 sq. metres (236.2 sq. feet)



Total area: approx. 122.4 sq. metres (1317.0 sq. feet)

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