



South View Fen Road

Stickford, Boston

If space is what you've been searching for, this could be the one where potential meets opportunity. Occupying a plot of approximately 0.7 acre, subject to survey, with open countryside views to the front, over 2,800 square feet of versatile accommodation and an impressive range of outbuildings, this is a property where imagination can truly come to life.

This substantial detached home presents an exciting opportunity to create a truly exceptional family residence. Perfectly suited to multi-generational living, those working from home or anyone simply looking for more space. While the property would benefit from some updating, it boasts outstanding potential both inside and out, with the size, setting and versatility to become something truly special.

The accommodation comprises an entrance sun room, kitchen, hall, lounge, bathroom, bedroom, sitting room, side hall, cloakroom and second kitchen to the ground floor, with three further bedrooms and a shower room to the first floor. Outside, the property enjoys extensive off-road parking and hardstanding, a large double garage, a workshop with adjoining games room, an additional large workshop and generous lawned gardens, providing endless possibilities for hobbies, business use or further enhancement.

Stickford is a charming Lincolnshire village surrounded by open countryside, offering a peaceful rural lifestyle whilst remaining conveniently located approximately 10 miles north of Boston and 5 miles south of Spilsby. With easy access to the A16, the village is well placed for commuting throughout the county and to the Lincolnshire coast. Local amenities include a public house, church and community centre, while a comprehensive range of shopping, schooling and leisure facilities can be found in the nearby market towns of Boston and Spilsby.

Council Tax band: C

Tenure: Freehold





ACCOMMODATION

Part glazed entrance door to the:

ENTRANCE SUN ROOM

17' 9" x 8' 3" (5.42m x 2.51m)

Having window & further part glazed door to side elevation, further windows & part glazed door to other side elevation, radiator, wood effect flooring, door to garage, space & plumbing for automatic washing machine & tumble dryer.

KITCHEN

17' 0" x 13' 11" (5.17m x 4.23m)

Having window to side elevation, wood panelled ceiling with 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, tray recess & space for dishwasher under, cupboards & open-ended shelving over. Work surface return with inset electric hob, integrated electric oven & drawers under, cupboard & extractor over, tall unit to side housing integrated electric double oven with cupboards under & over. Further work surface return with cupboards & drawers under, cupboards over. Further work surface return with cupboards under & "floating" glazed display units over.



HALLWAY

Having window to rear elevation, coved ceiling, radiator, wall light points and two built-in cupboards.

BATHROOM

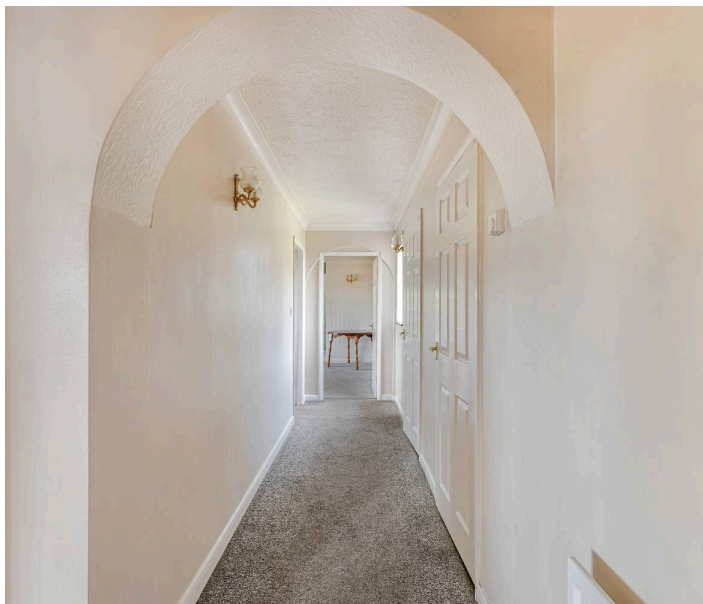
11' 1" x 9' 6" (3.37m x 2.89m)

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator, tiled walls and tiled floor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath, hand basin inset to vanity unit with range of cupboards & drawers under, cupboards over, bidet & WC with concealed cistern.

LOUNGE

19' 5" x 15' 2" (5.91m x 4.62m)

Having window to front elevation, sliding doors with side screens to side elevation, coved ceiling with inset ceiling spotlights, three radiators and wall light points.





BEDROOM ONE

16' 4" x 12' 10" (4.99m x 3.92m)

Having window to front elevation, coved ceiling, radiator and range of fitted wardrobes with mirror doors and central dressing table with drawers & overhead cupboards.

SITTING ROOM

20' 7" x 11' 11" (6.27m x 3.63m)

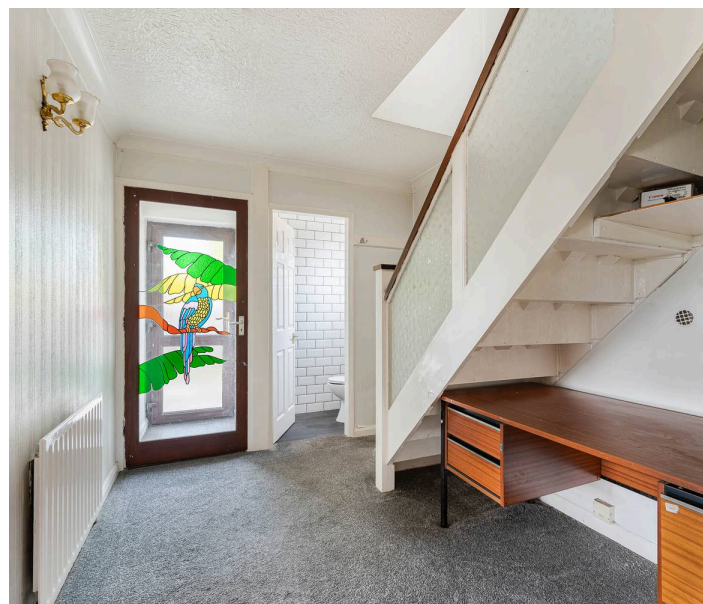
Having window to front elevation, coved ceiling, two radiators and wall light points.

FURTHER HALL

Having coved ceiling, radiator, wall light points and staircase rising to first floor. A glazed door leads to a side porch with a part glazed door to the side elevation.

CLOAKROOM

Having window to rear elevation, tiled walls and close coupled WC.



FIRST FLOOR LANDING

Having window to rear elevation, coved ceiling and built-in cupboard.

BEDROOM TWO

13' 1" x 11' 9" (4.00m x 3.58m)

Having window to front elevation, coved ceiling and radiator.

BEDROOM THREE

11' 11" x 11' 3" (3.64m x 3.43m)

Having window to front elevation, coved ceiling and radiator.

BEDROOM FOUR

8' 1" x 8' 0" (2.47m x 2.44m)

Having window to rear elevation, coved ceiling and radiator.

SHOWER ROOM

8' 0" x 6' 0" (2.44m x 1.83m)

Having window to rear elevation, heated towel rail, vinyl flooring, tiled & mermaid board walls, shower enclosure with mixer shower fitting, close coupled WC and hand basin.





EXTERIOR

A driveway to the side leads to a large yard area which provides ample off-road parking & hardstanding leading to the:

LARGE DOUBLE GARAGE

26' 7" x 19' 5" (8.09m x 5.91m)

Having electric roller door, light and power. Also accessible from the yard is a:

WORKSHOP

34' 9" x 17' 9" (10.58m x 5.42m)

Of wooden construction with its own fuse board, light and power. A door to the end leads to a:

GAMES ROOM

24' 7" x 17' 3" (7.50m x 5.27m)

WORKSHOP TWO

With light and power.

GARDENS

To the front of the property there is a lawned garden. There is gated access to the left hand side which leads to the rear garden. The rear garden is enclosed and majority laid to lawn with a paved patio and oil storage tank.



THE PLOT

The property occupies a plot of approximately 0.70 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band C.

LIFETIME LEGAL

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NEWTON FALLOWELL



 NEWTON FALLOWELL







Total area: approx. 263.6 sq. metres (2837.7 sq. feet)

Newton Fallowell Estate Agents

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AGENT'S NOTES

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