



1 Dairy Close

Stickney, Boston

An impressive, high-specification detached new-build home offering over 1,600 square feet of contemporary accommodation, situated on an exclusive private road in a village location with convenient access to the A16.

Thoughtfully designed, the property features a welcoming entrance hall, cloakroom, study, spacious lounge and an impressive dining kitchen with integrated appliances and bi-fold doors opening onto the garden, complemented by a separate utility room. To the first floor are four double bedrooms, including two with en-suite facilities, together with a stylish family bathroom featuring a separate shower.

Outside, a private driveway provides ample off-road parking and leads to a detached double garage. The enclosed rear garden features an attractive porcelain-paved patio, ideal for outdoor entertaining.

Combining contemporary design with energy-efficient technology, the property benefits from an air source heat pump, underfloor heating to the ground floor, radiators to the first floor, high-performance glazing and an electric vehicle charging point. Also with a ten year LABC Warranty and a £4,500 carpet allowance.

Council Tax band: D

Tenure: Freehold



 **NEWTON FALLOWELL**



ACCOMMODATION

Please note that the internal photographs are of a similar property and for guidance purposes only. Part glazed front entrance door through to the:

ENTRANCE HALL

Having underfloor heating and oak staircase rising to first floor.

CLOAKROOM

Having window to front elevation, tiled floor with underfloor heating, extractor, close coupled WC and vanity hand basin with drawers under.

STUDY

9' 6" x 8' 2" (2.90m x 2.50m)

Having window to front elevation and underfloor heating.

LOUNGE

14' 8" x 12' 5" (4.47m x 3.79m)

Having bow window to front elevation and underfloor heating.



DINING KITCHEN

31' 8" x 12' 7" (9.64m x 3.83m)

(max) Having window & bi-fold doors to rear elevation, inset ceiling spotlights and wood effect flooring with underfloor heating. Fitted with a range of base & wall units with quartz work surfaces & upstands comprising: undercounter sink with mixer tap inset to work surface, cupboards, drawers, integrated dishwasher & integrated wine cooler under, cupboard over. Work surface return with inset induction hob, cupboards & drawers under, cupboards & concealed extractor over. Further work surface return with cupboard under and tall unit to side housing integrated electric double oven with cupboards under & over. Further range of tall units incorporating integrated fridge & freezer.

UTILITY

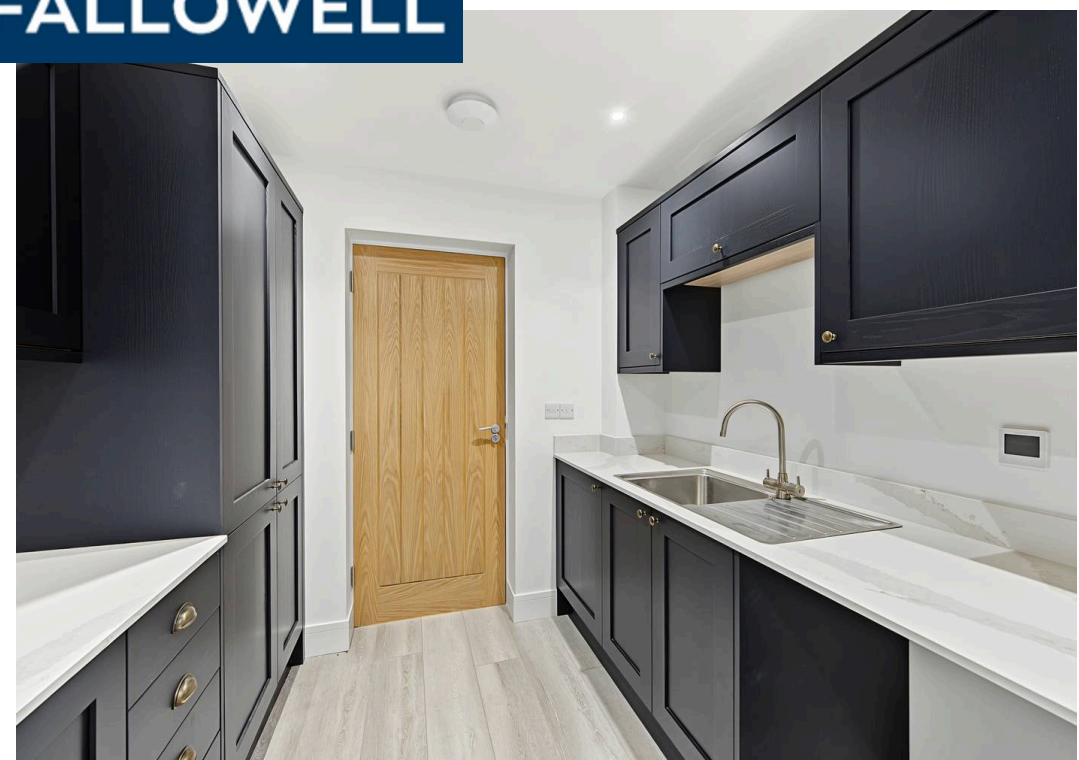
10' 0" x 8' 1" (3.05m x 2.46m)

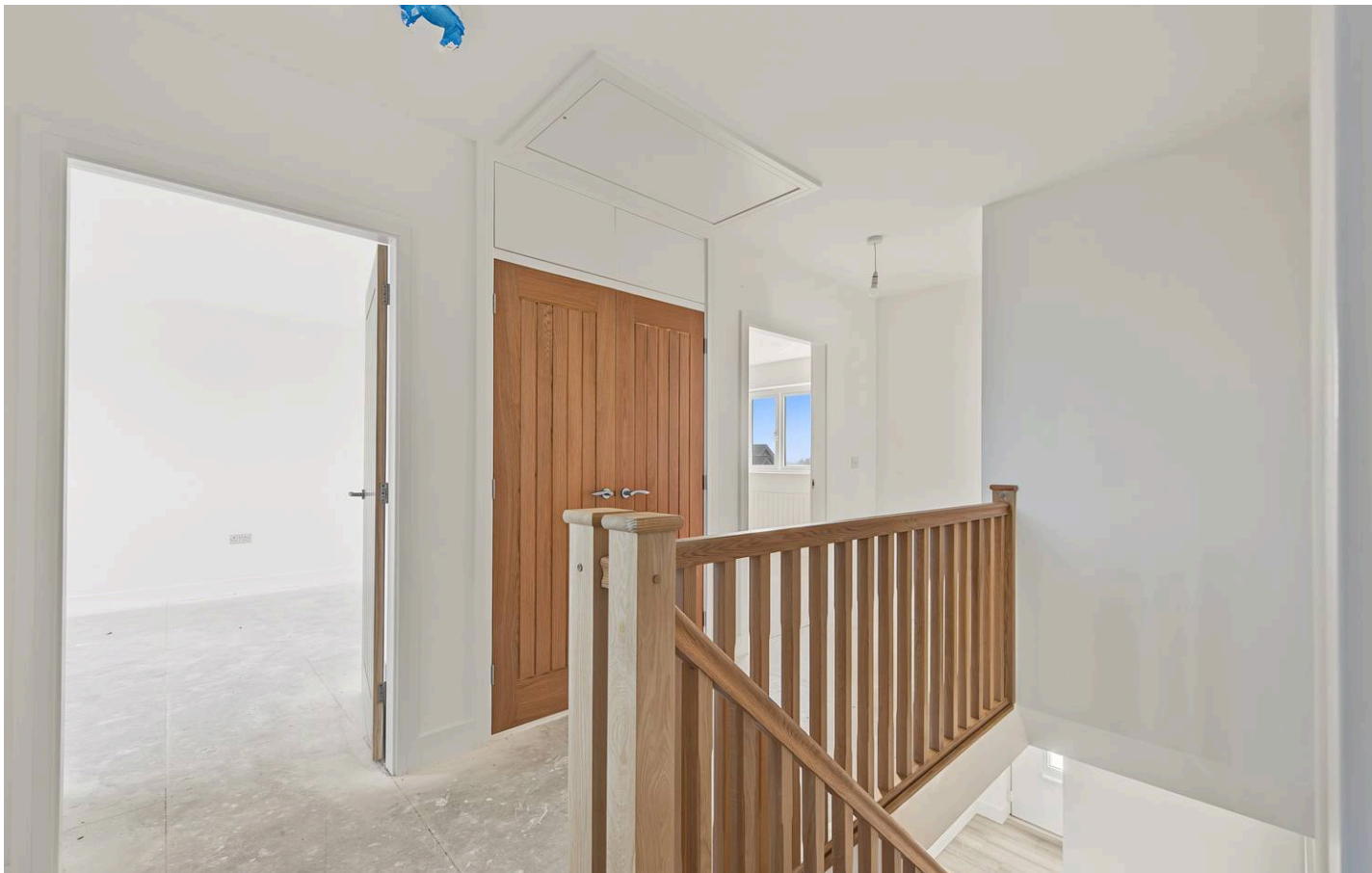
Having door to garage, quartz work surface with inset stainless steel sink, cupboards, space & plumbing for automatic washing machine under, cupboards over.





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FIRST FLOOR LANDING

Having radiator, access to roof space and built-in double cupboard.

MASTER BEDROOM

13' 4" x 13' 0" (4.06m x 3.95m)

Having window to front elevation and radiator.

EN-SUITE

Having window to front elevation, radiator, heated towel rail, extractor, majority tiled walls, walk-in double shower enclosure with mixer shower fitting, WC with concealed cistern and vanity hand basin.



BEDROOM TWO

11' 7" x 9' 11" (3.52m x 3.02m)

Having window to front elevation and radiator.

EN-SUITE

Having window to side elevation, heated towel rail, extractor, majority tiled walls, tiled floor, walk-in double shower enclosure with mixer shower fitting, close coupled WC and vanity hand basin with drawer under.

BEDROOM THREE

13' 11" x 11' 0" (4.25m x 3.36m)

Having window to rear elevation and radiator.

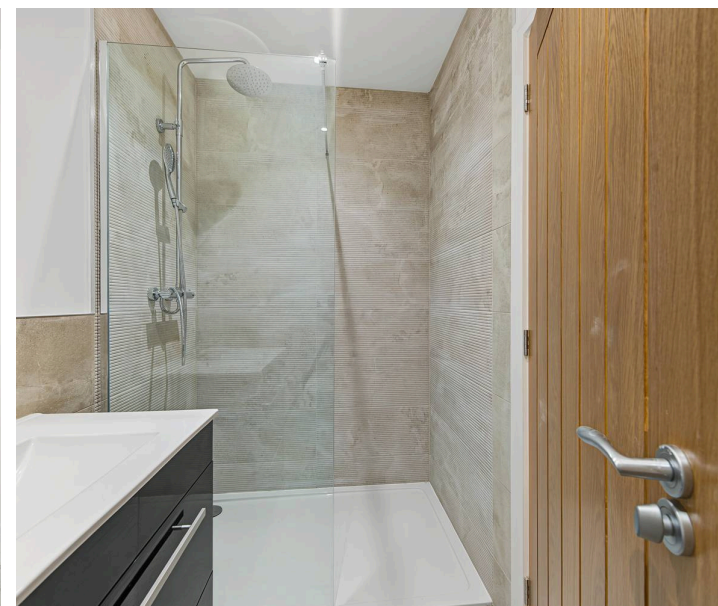
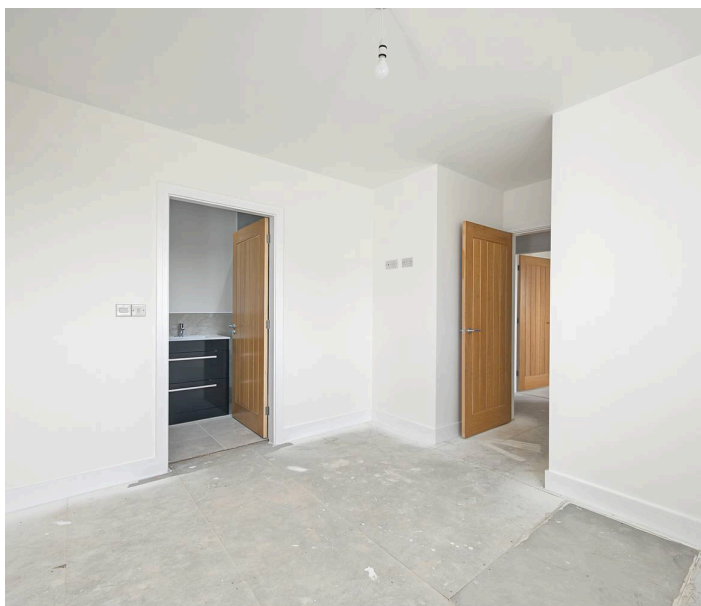
BEDROOM FOUR

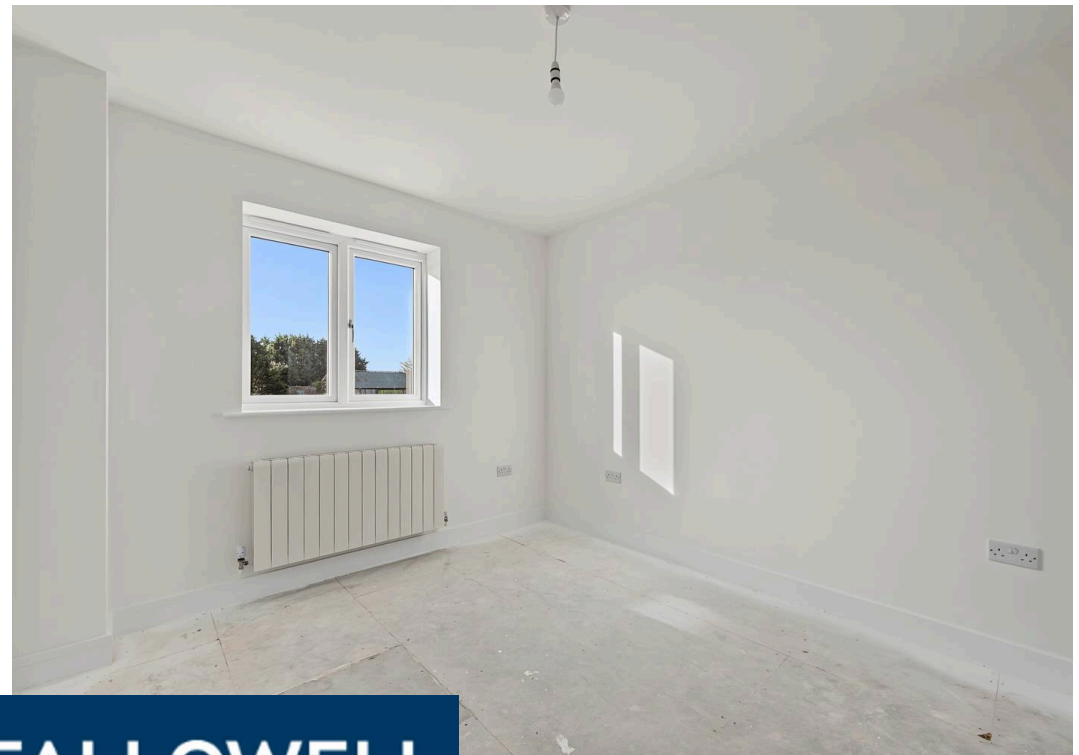
10' 8" x 10' 1" (3.25m x 3.07m)

Having window to rear elevation and radiator.

BATHROOM

Having window to rear elevation, extractor, panelled bath, walk-in double shower enclosure with mixer shower fitting, WC with concealed cistern and vanity hand basin.





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EXTERIOR

To the front of the property there is a shaped lawn. A block paved driveway provides off-road parking and leads to the:

DETACHED DOUBLE GARAGE

20' 1" x 19' 3" (6.11m x 5.87m)

Having electric roller door, door to garden, light and power.

REAR GARDEN

Being enclosed and laid to lawn with a porcelain paved patio.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving underfloor heating to the ground floor and radiators to the first floor. The current council tax is band D.



LIFETIME LEGAL

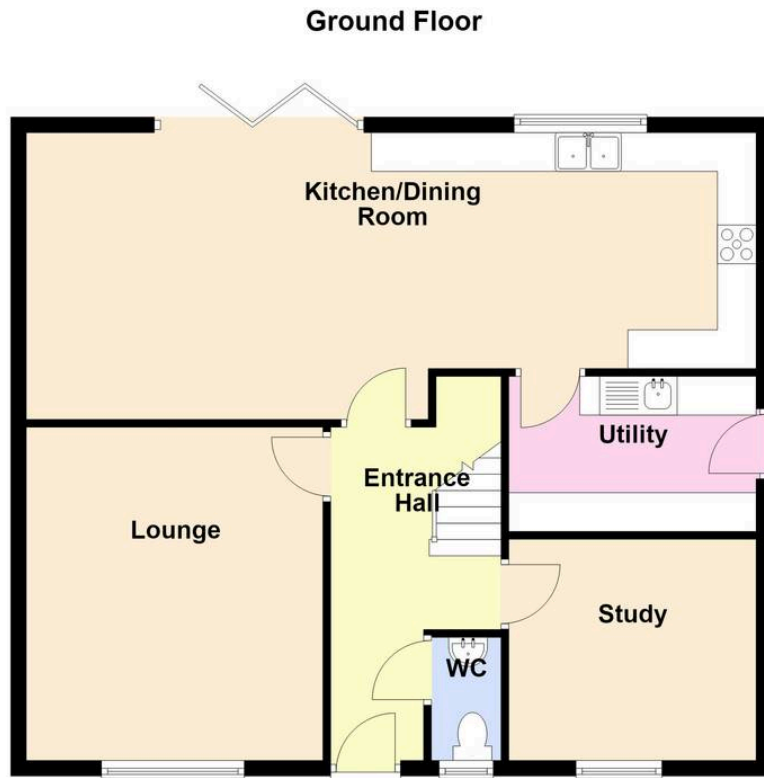
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NEWTON FALLOWELL



Total area: approx. 151.5 sq. metres (1630.8 sq. feet)

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