



2 Dairy Close

Stickney, Boston

STUNNING HIGH-SPECIFICATION NEW BUILD WITH OVER 2,400 SQ FT OF LUXURIOUS ACCOMMODATION!

Occupying a desirable village location on a private road with excellent access to the A16, this impressive detached home combines contemporary style, generous proportions and energy-efficient living. The beautifully appointed accommodation comprises an entrance hall, cloakroom, study, lounge and a spectacular open-plan living/dining kitchen with two bi-fold doors & integrated appliances, complemented by a separate utility room. To the first floor, the master bedroom and bedroom two each benefit from their own en-suite, alongside two further bedrooms and a luxurious family bathroom with separate shower. Externally, a driveway provides off-road parking and leads to a double garage with an electric door. To the rear there is a good size enclosed rear garden with a large porcelain tiled patio offering a space to relax and entertain. Further enhanced by an air source heat pump, underfloor heating to the ground floor, radiators upstairs, high-performance glazing and an electric vehicle charging point, this is a superb modern home designed for stylish, comfortable and energy-conscious living. Also with a ten year LABC Warranty and a £4,500 carpet allowance.

Council Tax band: E

Tenure: Freehold





ACCOMMODATION

Part glazed front entrance door with side screen through to the:

ENTRANCE HALL

Having underfloor heating and oak staircase rising to first floor.

CLOAKROOM

Having underfloor heating, close coupled WC and vanity hand basin with cupboard under.

STUDY

13' 0" x 10' 6" (3.97m x 3.21m)

Having window to front and underfloor heating.

LOUNGE

18' 8" x 13' 0" (5.70m x 3.97m)

Having bow window to front elevation, underfloor heating and double doors to the:



OPEN PLAN LIVING/DINING/KITCHEN

36' 6" x 13' 3" (11.12m x 4.04m)

(max) Having window & two sets of 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 & integrated dishwasher under, cupboard over. Work surface return with inset induction hob, cupboards & drawers under, cupboards & extractor over, range of tall units to side housing integrated electric double oven, integrated fridge and freezer. Further work surface return forming breakfast bar to one side with cupboards, drawers & integrated wine cooler under.

UTILITY

10' 2" x 7' 9" (3.10m x 2.35m)

Having door to garage, inset ceiling spotlights, wood effect flooring with underfloor heating, extractor, quartz work surface with inset stainless steel sink & drainer, cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboards over.





 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having access to roof space with drop down ladder and built-in double & single storage cupboards.

MASTER BEDROOM

17' 4" x 17' 3" (5.29m x 5.25m)

(max) Having window to front elevation and radiator.

EN-SUITE

Having heated towel rail, extractor, walk-in double shower enclosure with mixer shower fitting, close coupled WC and wall mounted hand basin with drawer under.

BEDROOM TWO

18' 10" x 13' 0" (5.75m x 3.95m)

(max) Having window to rear elevation and radiator.

EN-SUITE

Having heated towel rail, tiled floor, part tiled walls, extractor, walk-in shower enclosure with mixer shower fitting, close coupled WC and wall mounted vanity hand basin.

BEDROOM THREE

13' 1" x 11' 5" (4.00m x 3.47m)

Having window to front elevation and radiator.

BEDROOM FOUR

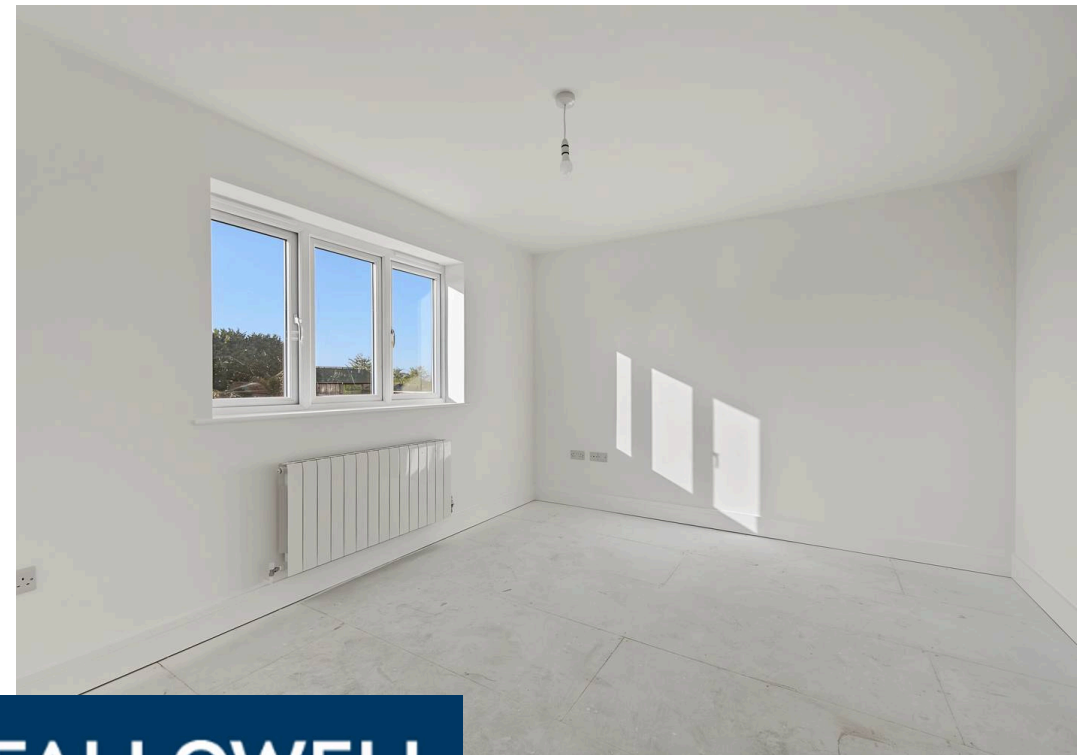
11' 7" x 10' 8" (3.54m x 3.26m)

Having window to front elevation and radiator.

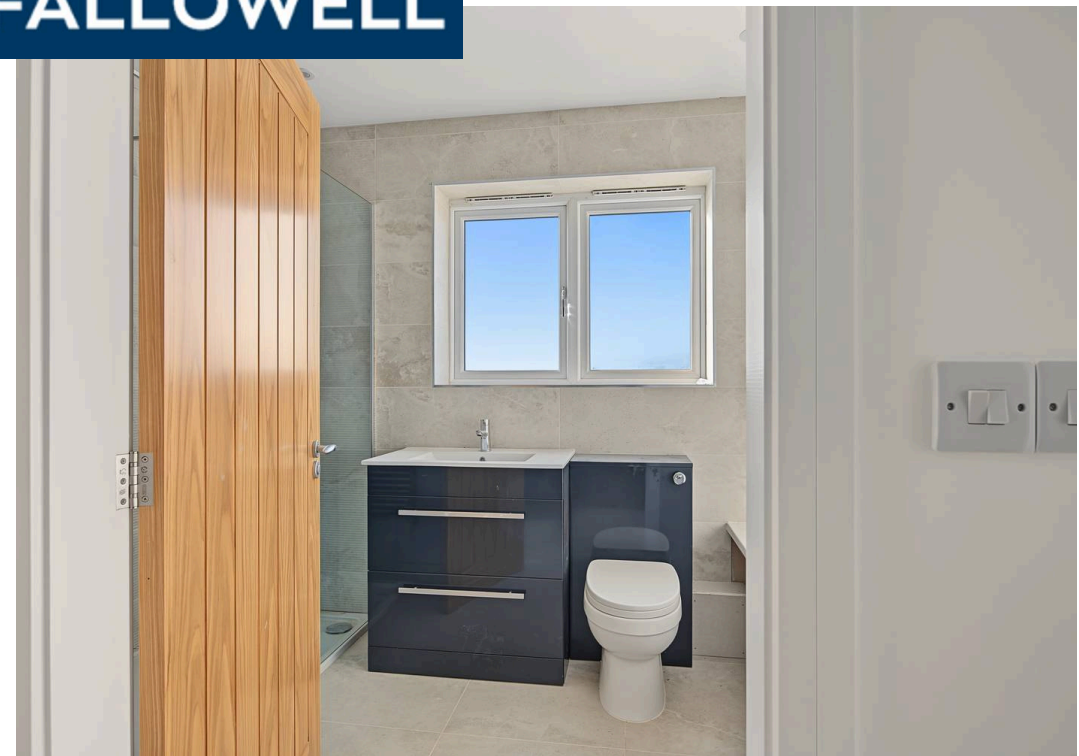
BATHROOM

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





 **NEWTON FALLOWELL**



EXTERIOR

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

DOUBLE GARAGE

20' 1" x 19' 3" (6.13m x 5.88m)

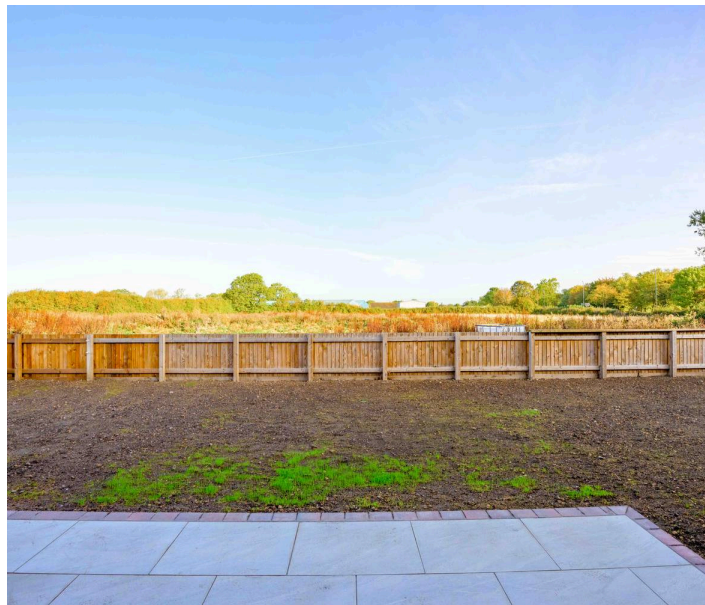
Having electric roller door, door to garden, light and power. There is also an electric vehicle charging point.

REAR GARDEN

Being enclosed and will be laid to lawn with a large 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 property has high performance glazing and the current council tax is band E.



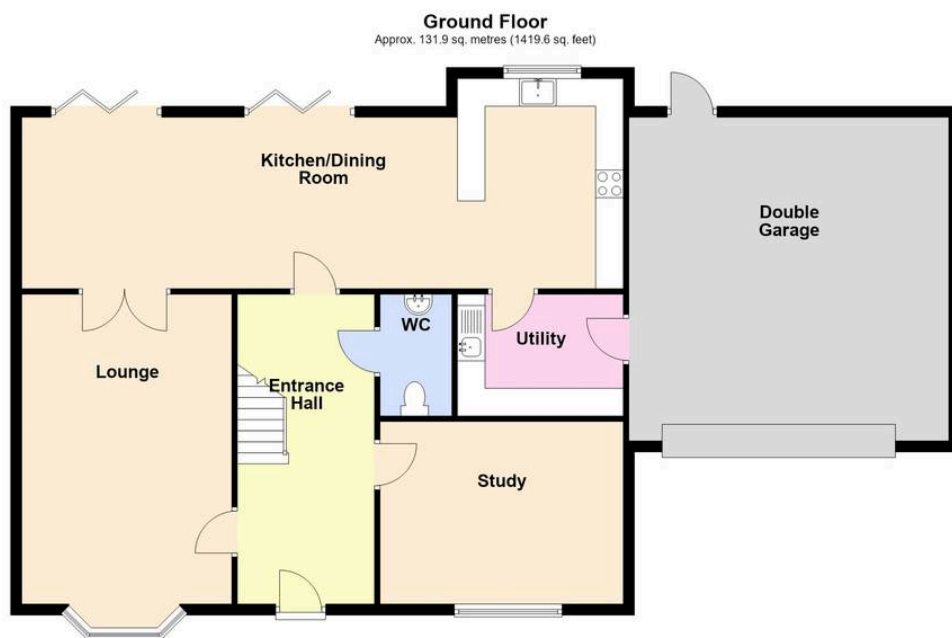


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Total area: approx. 229.7 sq. metres (2472.6 sq. feet)

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