

NEWTON FALLOWELL

2 Stickney Meadows, Stickney - PE22 8AF

£210,000

2 Stickney Meadows

Stickney, Boston

A semi-detached house on a popular new residential development in the village of Stickney and convenient for the A16. Having well presented accommodation comprising: entrance hall, cloakroom, lounge and dining kitchen with bi-fold doors to the garden to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a detached garage and an enclosed rear garden. The property has an air source heat pump serving underfloor heating throughout and high performance glazing.

Council Tax band: B

Tenure: Freehold

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ACCOMMODATION
Part glazed front entrance door through to the:

ENTRANCE HALL
Having tiled floor with underfloor heating.

CLOAKROOM
Having window to side elevation, tiled floor with underfloor heating, WC with concealed cistern and vanity hand basin.

LOUNGE
17' 7" x 14' 0" (5.36m x 4.27m)
(bay window in addition) Having box bay window to front elevation, underfloor heating, staircase rising to first floor and understairs storage cupboard.

DINING KITCHEN
16' 1" x 11' 5" (4.91m x 3.47m)
(max) Having bi-fold doors to rear elevation & garden and tiled floor with underfloor heating.

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FIRST FLOOR LANDING
Having window to side elevation, access to roof space and built-in airing cupboard housing hot water cylinder with shelving.

MASTER BEDROOM
11' 10" x 9' 2" (3.60m x 2.80m)
Having window to front elevation and underfloor heating.

EN-SUITE
Having heated towel rail, extractor, shower enclosure with mixer shower fitting, WC with concealed cistern and vanity hand basin with cupboard under.

BEDROOM TWO
11' 7" x 8' 5" (3.52m x 2.56m)
Having window to rear elevation and underfloor heating.

BEDROOM THREE
8' 0" x 7' 3" (2.45m x 2.21m)
Having window to rear elevation and underfloor heating.

BATHROOM
Having window to front elevation, heated towel rail, extractor, tiled floor, panelled bath with shower fitting over, WC with concealed cistern and vanity hand basin.

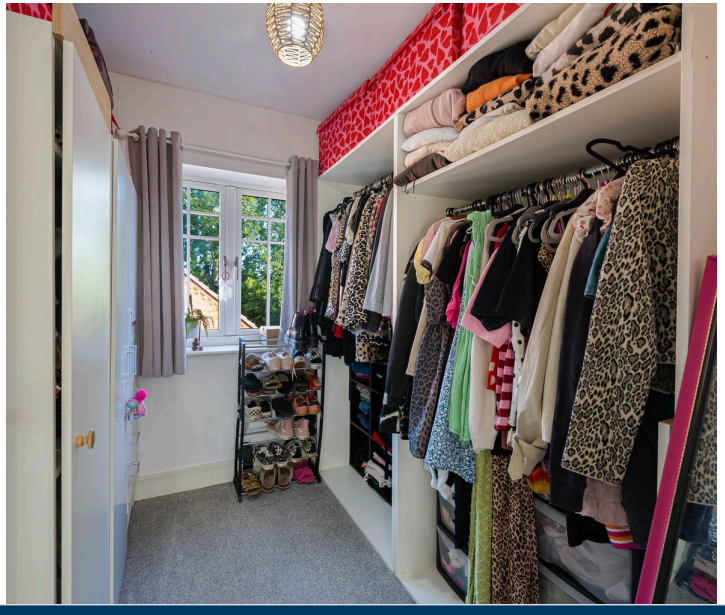
EXTERIOR
To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. A block paved driveway provides off-road parking and extends down the side of the property to the:

GARAGE
Having up-and-over door, side door, light and power.

REAR GARDEN
Being enclosed by timber fencing and laid to lawn with a patio area.

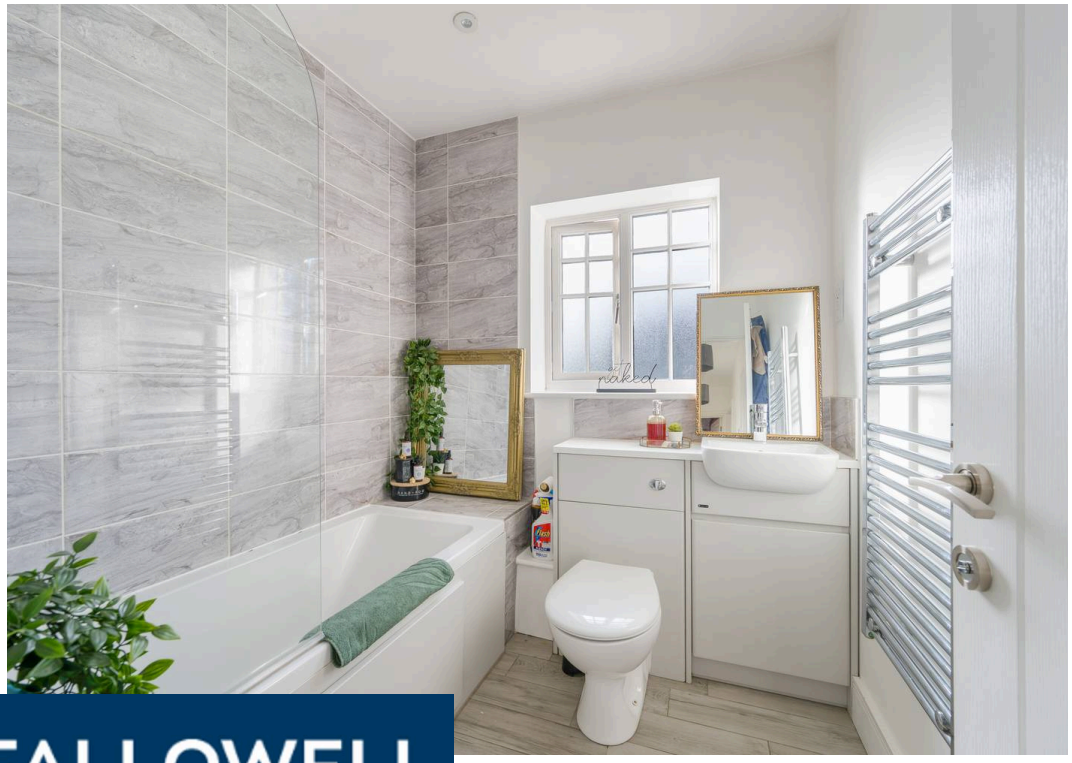






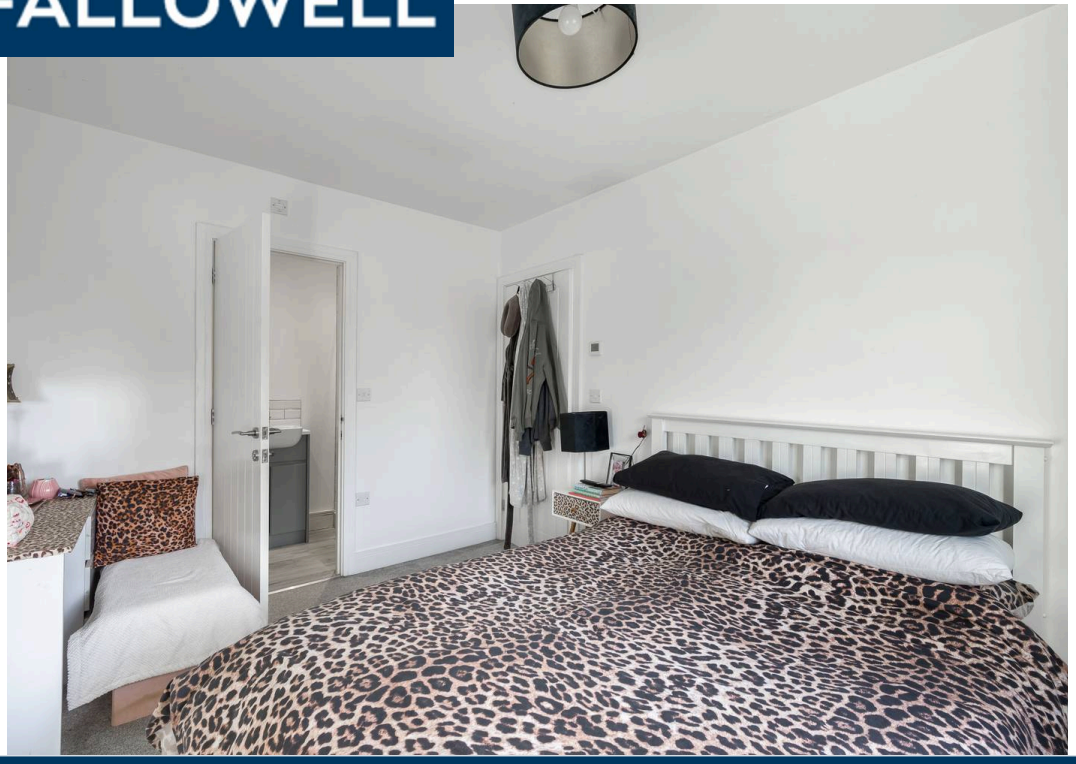
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SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving underfloor heating and the property has high performance glazing. The current council tax is band B.

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.

AGENT'S NOTES

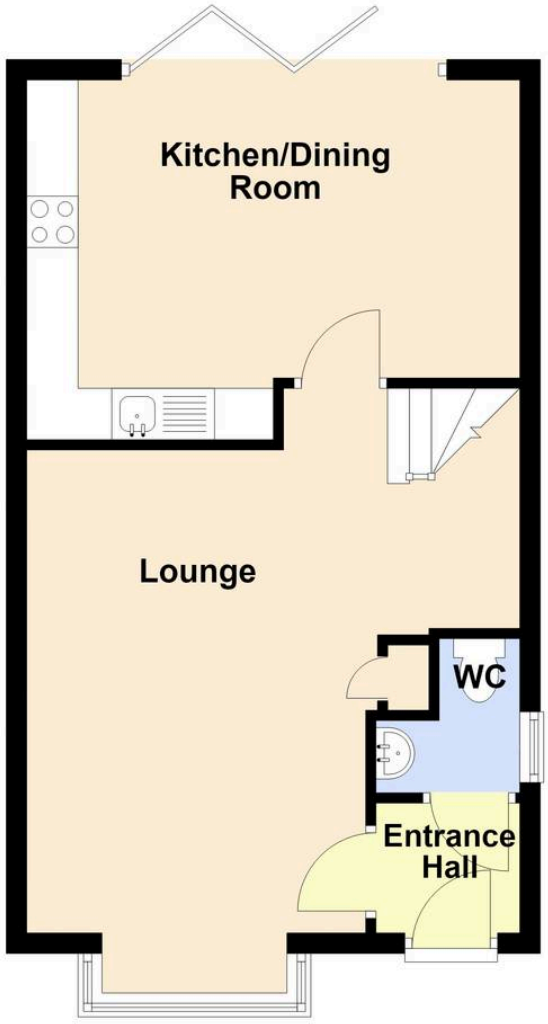
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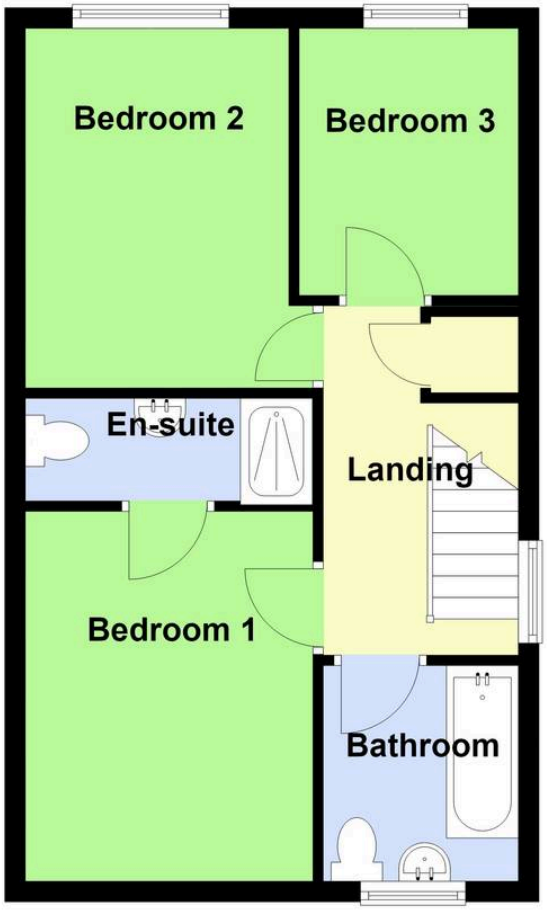
Ground Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



Total area: approx. 80.2 sq. metres (863.3 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

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