



 **NEWTON**  
**FALLOWELL**

1 Stickney Chase, Stickney – PE22 8DD  
£425,000

# 1 Stickney Chase

Stickney, Boston

A new build detached house on the exciting new development of Stickney Chase built to a high specification by Lindensium Homes with over 2,300 square feet of living space. Having accommodation comprising: entrance hall, cloakroom, study, lounge, fitted kitchen with dining room off and utility to ground floor. Master bedroom with en-suite, bedroom two with en-suite, two further bedrooms and family bathroom to first floor. Outside the property has a driveway providing off-road parking, a detached double garage and an enclosed rear garden. The property has a CMLC 10 year structural warranty.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





### **THE PROPERTY**

The property is finished to a high specification with a comprehensive choice of ranges with upgrades available. As standard the property has a fitted kitchen with worktops & upstands, 1 ¼ bowl sink with drainer & mixer tap and Bosch integrated appliances. Bi-fold doors to dining room. Luxury Vinyl flooring to kitchen, utility, cloakroom, en-suite & bathroom. Heating via a Daikin air source heat pump serving underfloor heating to the ground floor and radiators to the first floor. Landscaping to front of the property, block paved driveway, patio to rear garden, side gate and outside tap.

### **LINDENSIUM HOMES**

Lindensium Homes is a Lincolnshire based developer dedicated to building traditional homes in prime rural locations. Their ethos is shaped by a passionate hands-on approach to designing and building homes that not only enhance communities, but also provide that safe, happy place we can all call home.

Lindensium prides itself on the innovative design and functionality of their new homes and deliver homes that perform to the highest standards to fulfil customers desires of modern living by creating versatile spaces inside and out.



## THE LUDLOW

The 'Ludlow' is an exceptional, contemporary, and imposing double fronted property with box bay windows to the front aspect. The spacious hallway comprises of white wooden staircase to the first floor and leads off to the living room, study and cloakroom. The open plan kitchen and dining room spans the width of the rear of the property, with modern bi-fold doors opening onto a fully enclosed garden. The property also benefits from a separate utility room for added storage with its own access door. The principle bedroom, with ensuite, bedroom two with en-suite, two further double bedrooms and family bathroom are all accessed from the first floor galleried landing.

### ACCOMMODATION

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

### ENTRANCE HALL

Having wood effect flooring with underfloor heating, large walk-in cupboard and staircase rising to first floor.

### CLOAKROOM

Having window to side elevation wood effect flooring with underfloor heating, close coupled WC and hand basin.

### STUDY

11' 6" x 12' 9" (3.50m x 3.89m)

Having box bay window to front elevation and underfloor heating.

### LOUNGE

15' 2" x 18' 1" (4.62m x 5.51m)

Having box bay window to front elevation, window to side elevation and underfloor heating.





#### **DINING/FAMILY ROOM**

15' 0" x 15' 3" (4.56m x 4.64m)

Having bi-fold doors to rear elevation & garden, wood effect flooring with underfloor heating and opening to the:

#### **KITCHEN**

20' 6" x 10' 8" (6.26m x 3.26m)

Having window to rear elevation, inset ceiling spotlights and wood effect flooring with underfloor heating. Fitted with a range of base & wall units with work surfaces & upstands comprising: sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards over. Work surface return with inset electric hob, cupboards & drawers under, extractor over. Range of tall units incorporating two integrated electric ovens, integrated fridge & freezer.

#### **UTILITY**

8' 7" x 6' 3" (2.62m x 1.90m)

Having part glazed door to side elevation, wood effect flooring with underfloor heating, work surface with inset sink & drainer, cupboards, space & plumbing for automatic washing machine under.



### FIRST FLOOR LANDING

Having window to front elevation, radiator and built-in airing cupboard.

### MASTER BEDROOM

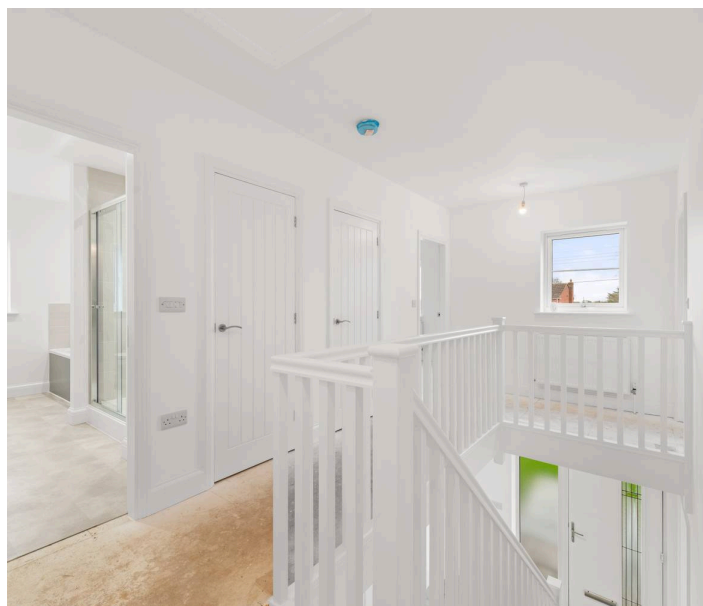
20' 8" x 10' 7" (6.30m x 3.22m)

Having two windows to rear elevation and radiator.

### EN-SUITE

10' 7" x 5' 2" (3.22m x 1.57m)

Having window to side elevation, radiator, shaver point, extractor, fully tiled walk-in double shower enclosure with mixer shower fitting, hand basin inset to unit with cupboards under and WC with concealed cistern.





#### **BEDROOM TWO**

16' 5" x 9' 10" (5.00m x 3.00m)

Having window to front elevation and radiator.

#### **EN-SUITE**

9' 0" x 4' 11" (2.74m x 1.50m)

Having radiator, shaver point, extractor, fully tiled shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

#### **BEDROOM THREE**

15' 2" x 12' 9" (4.62m x 3.89m)

Having window to front elevation and radiator.

#### **BEDROOM FOUR**

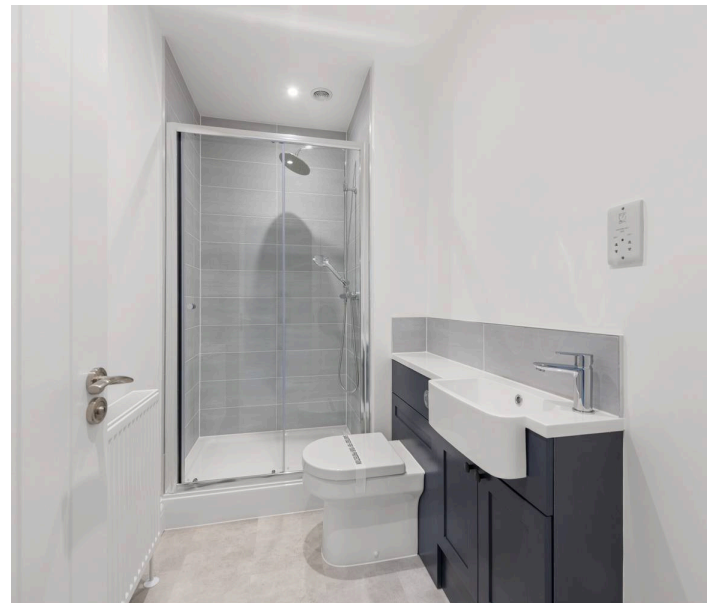
17' 0" x 10' 11" (5.19m x 3.32m)

Having window to rear elevation and radiator.

#### **BATHROOM**

12' 9" x 7' 5" (3.89m x 2.27m)

Having window to side elevation, inset ceiling spotlights, shaver point, extractor, fully tiled shower enclosure with mixer shower fitting, panelled bath, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.



## EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door.

## DOUBLE GARAGE

To the rear of the property and with a block paved area to the front which provides off-road parking. The garage has two up-and-over doors and a side service door.

## REAR GARDEN

Being enclosed and laid to lawn with a paved patio & footpath.

## SERVICES

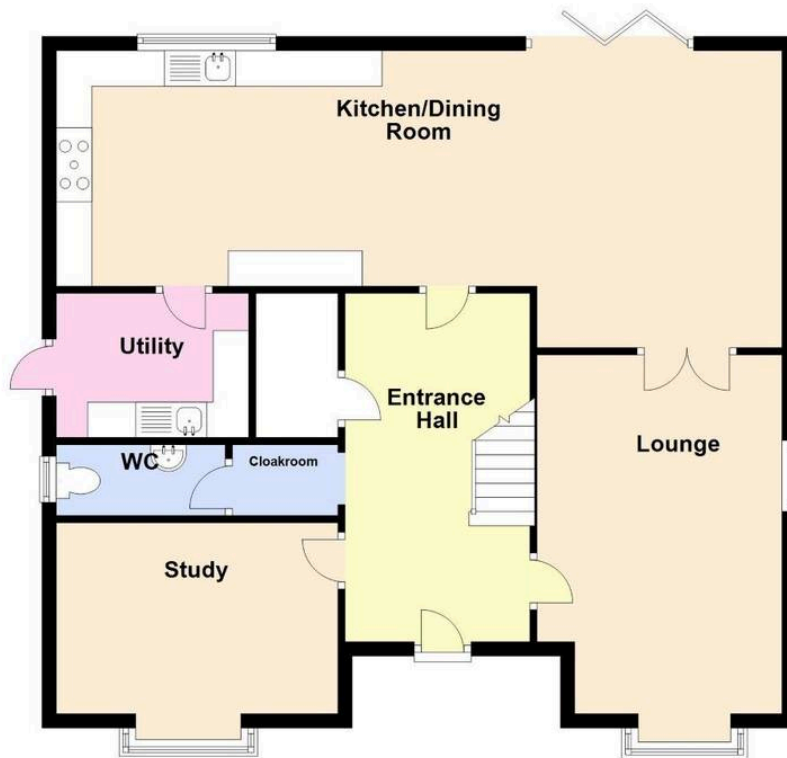
The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving underfloor heating to the ground floor and radiators to the first floor.

## 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.



Ground Floor



First Floor



## Newton Fallowell Estate Agents

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