



 **NEWTON**  
**FALLOWELL**

The Chase, Main Road, Stickney – PE22 8AG

In Excess of £325,000

# The Chase Main Road

Stickney, Boston

This impressive three bedroom detached house presents an excellent opportunity for families seeking spacious and versatile accommodation in a popular village location.

Upon entering the property, you are welcomed into a bright and inviting hallway that leads to a generously sized lounge, perfect for relaxing or entertaining guests. Adjacent to the lounge, the dining room offers ample space for family meals and gatherings, while the conservatory provides an additional reception area, ideal for enjoying natural light throughout the year. The well-appointed kitchen is fitted with a range of wall and base units, offering plenty of storage and preparation space and is complemented by a practical utility room, ensuring household tasks can be managed with ease.

Upstairs, the property has a master bedroom with en-suite and two further bedrooms as well as a family bathroom that is fitted with contemporary fixtures and fittings.

Additional features include a driveway and garage, providing off-road parking and secure storage options. To the rear there is a good size enclosed garden, perfect for outdoor entertaining or relaxing.

The home benefits from oil central heating and triple glazing throughout, ensuring a warm and energy-efficient environment all year round. This property is situated in a sought-after village, renowned for its friendly community atmosphere and convenient access to local amenities, schools and transport links. With its spacious layout, well-maintained interiors and practical features, this detached house offers a rare opportunity to acquire a family home that combines comfort, convenience and style. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

Tenure: Freehold

EPC Energy Efficiency Rating: D



 **NEWTON FALLOWELL**



### ACCOMMODATION

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

### ENTRANCE HALL

Having covered ceiling, radiator, wood effect flooring and staircase rising to first floor.

### CLOAKROOM

Having wood effect flooring, radiator, close coupled WC and hand basin.

### LOUNGE

19' 8" x 14' 1" (6.00m x 4.30m)

Having windows to front & side elevations, covered ceiling, radiator and fireplace with inset wood burner. Archway to the:

### DINING ROOM

14' 1" x 9' 10" (4.30m x 3.00m)

Having covered ceiling, radiator and french doors to the:

### CONSERVATORY

14' 1" x 13' 1" (4.30m x 4.00m)

Of sealed unit double glazed uPVC & brick construction with safety glass roof. Having french doors to garden, radiator and wood flooring.



## KITCHEN

13' 1" x 11' 8" (4.00m x 3.55m)

Having window to rear elevation overlooking the conservatory, coved 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 sinks with mixer tap inset to work surface, cupboards under, plate rack & pelmet with downlighters over. Work surface return with cupboards & integrated dishwasher under. Further work surface return with inset electric hob, cupboards & drawers under, cupboards & stainless steel extractor over. Range of tall units incorporating integrated electric double oven. Part glazed door to the:

## UTILITY

11' 8" x 8' 10" (3.55m x 2.70m)

Of sealed unit double glazed construction on brick walls with safety glass roof. Having glazed door to side elevation, tiled floor, work surface with cupboards, space for fridge & freezer under. Further work surface with cupboard, space & plumbing for automatic washing machine & tumble dryer under.

## FIRST FLOOR LANDING

Having window to side elevation, coved ceiling with inset ceiling spotlights and radiator.

## MASTER BEDROOM

14' 1" x 14' 1" (4.30m x 4.30m)

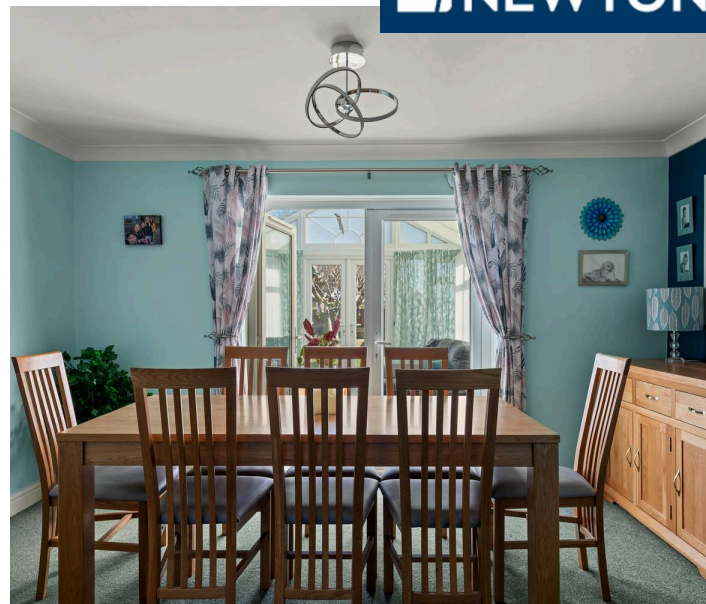
Having window to rear elevation, coved ceiling, radiator and built-in wardrobe.

## EN-SUITE

Having window to rear elevation, heated towel rail, tiled floor, tiled walls, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboards under, cupboards & mirror over and WC with concealed cistern.



 **NEWTON FALLOWELL**





 **NEWTON FALLOWELL**





### BEDROOM TWO

15' 5" x 14' 1" (4.70m x 4.30m)

Having window to front elevation, coved ceiling, radiator and range of built-in wardrobes to one wall.

### BEDROOM THREE

8' 11" x 8' 2" (2.73m x 2.48m)

(max) Having window to front elevation, coved ceiling, radiator and built-in wardrobe.

### BATHROOM

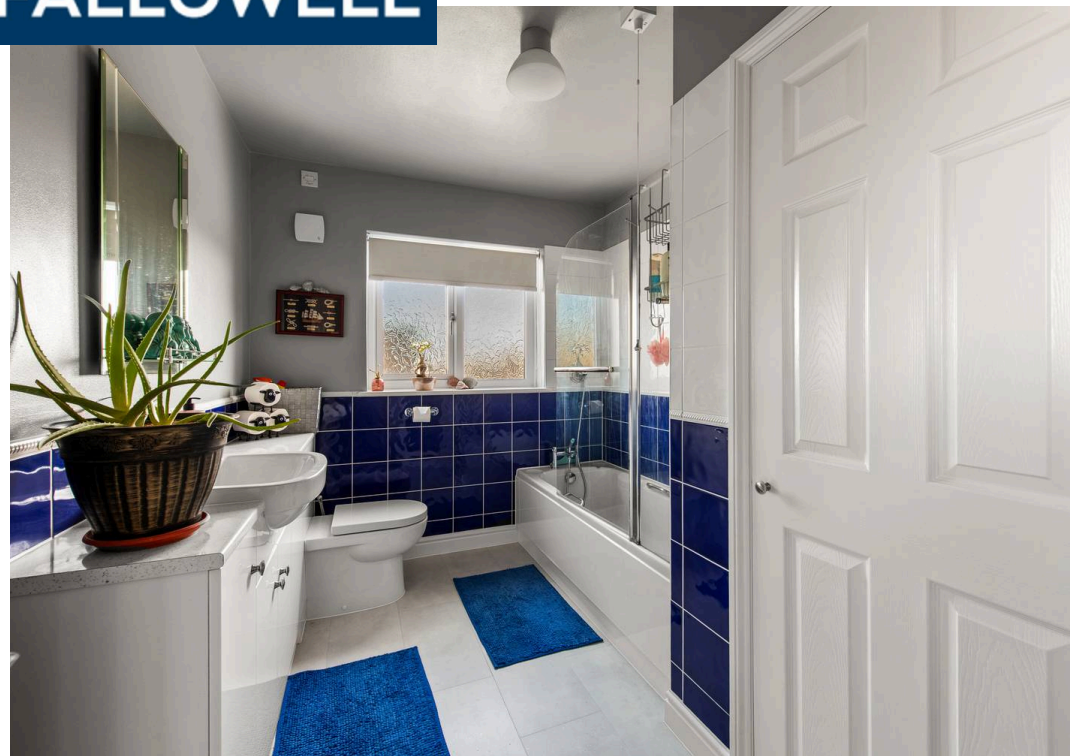
9' 10" x 7' 6" (3.00m x 2.28m)

Having window to rear elevation, tiled floor, part tiled walls, built-in airing cupboard, extractor, panelled bath with shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.





 **NEWTON FALLOWELL**





### EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking leading to the:

### GARAGE

Having up-and-over door, window to rear, light & power.

### REAR GARDEN

Being enclosed and having a paved patio area, block paved footpath, lawned areas, raised borders, garden shed, raised pond and a decked area to the far rear with a summerhouse.

### THE PLOT

The property occupies a plot of approximately 0.15 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, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is triple glazed throughout. The current council tax is band D.



## LIFETIME LEGAL

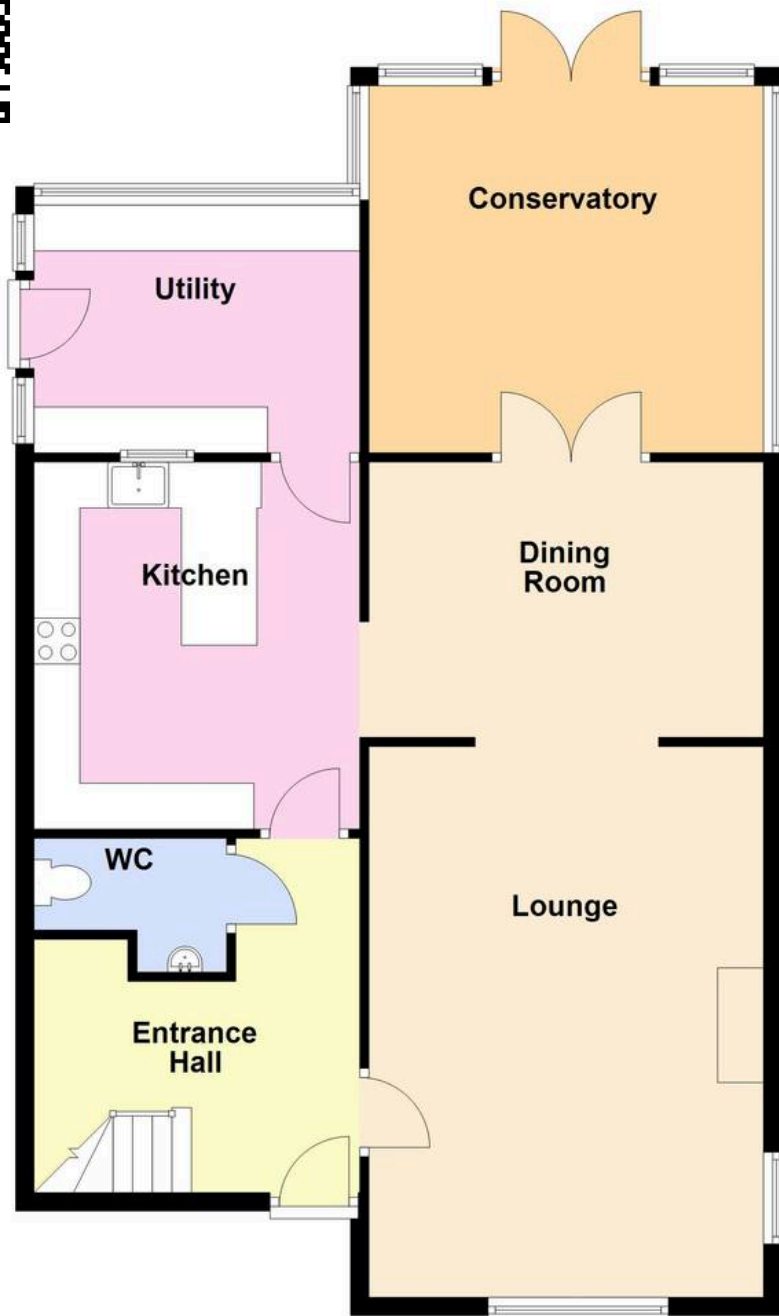
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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.





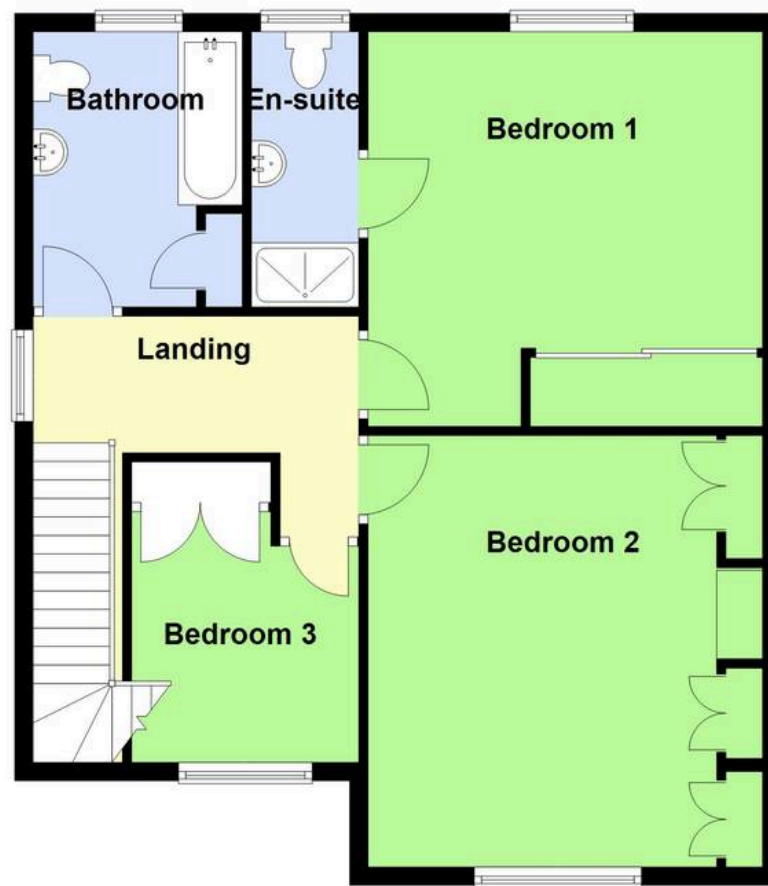
### Ground Floor

Approx. 96.0 sq. metres (1033.7 sq. feet)



### First Floor

Approx. 68.2 sq. metres (733.9 sq. feet)



Total area: approx. 164.2 sq. metres (1767.6 sq. feet)



**NEWTON FALLOWELL**



## Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • [boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk) • [www.newtonfallowell.co.uk/boston](http://www.newtonfallowell.co.uk/boston)

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.