



 **NEWTON**
FALLOWELL

66 Horbling Lane, Stickney – PE22 8DQ
£290,000

66 Horbling Lane

Stickney, Boston

Occupying a generous plot within the popular village of Stickney, this attractive detached family home enjoys delightful open views across farmland to the rear and offers well-maintained, spacious accommodation throughout.

The accommodation is thoughtfully arranged and comprises a welcoming entrance hall, a comfortable lounge featuring a charming multi-fuel burner, creating a warm and inviting focal point, a separate dining room ideal for family meals and entertaining and a fitted kitchen offering ample storage and workspace.

To the first floor are three bedrooms, a family bathroom and a separate WC, providing practical accommodation for modern family living.

Externally, the property stands within established gardens, with a lawned frontage and a driveway providing ample off-road parking leading to the garage. To the rear, the enclosed garden offers a pleasant and private outdoor space, perfect for relaxing, entertaining or enjoying the attractive open countryside outlook.

Further benefits include oil-fired central heating and double glazing throughout.

Stickney is a thriving and well-served Lincolnshire village offering an excellent range of everyday amenities, including a village store, primary school, doctor's surgery, church and a variety of local businesses. The village enjoys a strong community atmosphere and benefits from regular bus services to surrounding towns. Nearby market towns such as Boston and Spilsby provide a wider range of shopping, leisure and educational facilities, while the beautiful Lincolnshire coast, including Skegness, is within easy driving distance. The area is also well placed for those who enjoy walking, cycling and exploring the picturesque Lincolnshire countryside.

Viewing is highly recommended to fully appreciate the accommodation, plot size and attractive rural outlook on offer.

Council Tax band: C

Tenure: Freehold



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ACCOMMODATION

Porch recess with front entrance door through to the:

ENTRANCE HALL

Having windows to front elevation, coved ceiling, radiator, tiled floor, staircase rising to first floor and understairs storage cupboard.

LOUNGE

18' 6" x 12' 4" (5.65m x 3.77m)

Having bay window to front elevation, window to rear elevation, radiator, wall light points and fireplace with tiled hearth & back, inset multi-fuel burner and wooden surround.

DINING ROOM

13' 11" x 11' 10" (4.24m x 3.60m)

Having window to side elevation, coved ceiling, radiator and tiled floor. Archway through to the:

KITCHEN

14' 9" x 9' 10" (4.50m x 3.00m)

Having window to rear elevation, part glazed door to side elevation, inset ceiling spotlights and tiled floor. Fitted with a range of base & wall units with work surfaces & upstands comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, cupboard over and space for upright fridge/freezer to side. Work surface return with LPG cooker, cupboards under, cupboards & concealed extractor over. Further work surface return with cupboards & drawers under, cupboards over and tall units to side.



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FIRST FLOOR LANDING

Having two windows to front elevation, coved ceiling and built-in double airing cupboard.

BEDROOM ONE

13' 9" x 10' 5" (4.20m x 3.17m)

Having window to rear elevation, coved ceiling and radiator.

BEDROOM TWO

12' 6" x 9' 10" (3.81m x 3.00m)

Having window to rear elevation, coved ceiling and radiator.

BEDROOM THREE

8' 9" x 7' 10" (2.67m x 2.38m)

Having window to front elevation, coved ceiling and radiator.

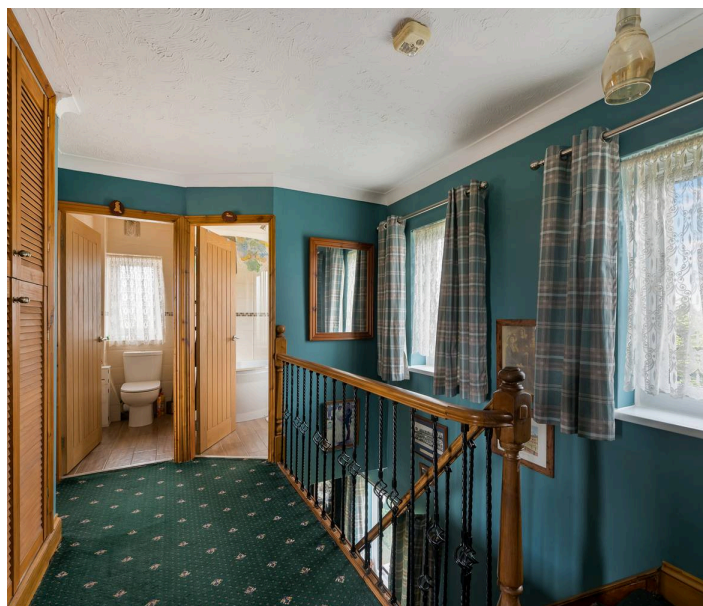
BATHROOM

7' 4" x 5' 3" (2.23m x 1.61m)

(max) Having window to front elevation, coved ceiling, radiator, tiled walls, wood effect flooring, shaped bath with shower fitting & anti-splash screen over and hand basin.

SEPARATE WC

Having window to side elevation, access to roof space, wood effect flooring and close coupled WC.





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EXTERIOR

To the front of the property there is a shaped lawn. A driveway provides off-road parking and extends down the side of the property to the:

DETACHED GARAGE

Having up-and-over door and side service door.

REAR GARDEN

Being enclosed and having a large paved patio & footpath, lawned garden with borders and a garden shed which is available by separate negotiation. To the side of the property there is an enclosed area with a timber store and an oil storage tank.

AGENT'S NOTE

We are advised that all curtains with fixings and light fittings are included in the sale.

THE PLOT

The property occupies a plot of approximately 0.17 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 double glazed. The current council tax is band C.



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

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 whatever in relation to this property.





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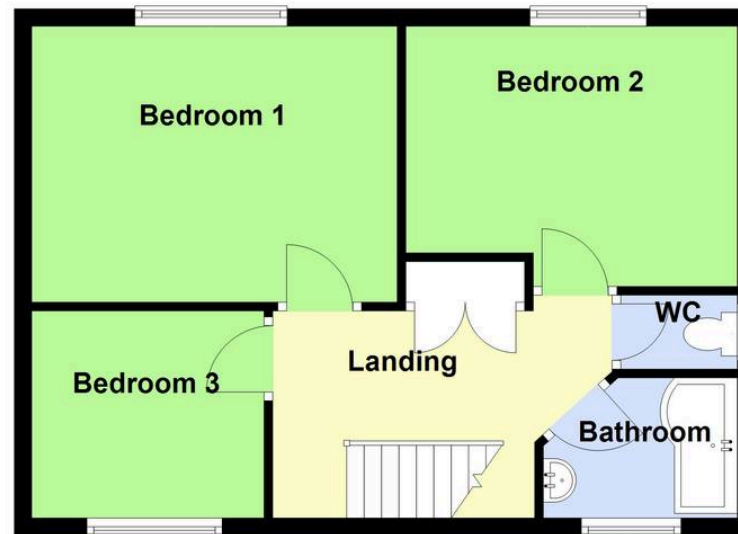
Ground Floor

Approx. 60.0 sq. metres (646.0 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



Total area: approx. 106.2 sq. metres (1142.7 sq. feet)

Newton Fallowell Estate Agents

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