



Waggoners Cottage, West Fen Drainside, Stickney, PE22 8AP



Freehold

£350,000

 5  3  3

Key Features

- Detached house 3 bedroom house
- Lounge & study
- Utility, shower room & bathroom
- Annexe with kitchen, lounge, 2 bedrooms & shower room
- Off-road parking, garage & gardens
- Plot approx. 0.20 acre (STS)
- Semi-rural location with open views
- EPC rating TBC





A substantial detached house set in a peaceful semi-rural location with open views and no near neighbours, occupying a plot of approximately 0.20 acre (subject to survey).

Offering over 2,200 sq ft of versatile accommodation, the main residence comprises a porch, study, dining kitchen, lounge, utility and shower room to the ground floor, with three bedrooms and a bathroom to the first floor.

An attached self-contained annexe provides a dining kitchen, lounge, shower room and two bedrooms, ideal for multi-generational living or guest accommodation. Externally, the property benefits from off-road parking, a garage and enclosed gardens.

ACCOMMODATION

Part glazed entrance door through to the:

PORCH

Having window to front elevation, double cupboard housing oil fired boiler providing for both domestic hot water & heating and further part glazed door to the:

STUDY

3.04m x 3.02m (10'0" x 9'11")

Having coved ceiling, radiator, solid oak flooring. Door to the annexe and part glazed double doors through to the:

DINING KITCHEN

6.27m x 3.34m (20'7" x 11'0")

Having windows to front & rear elevations, radiator and wood flooring. Fitted with a range of base & wall units with granite work surfaces & upstands comprising: belfast style sink with mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards over. Work surface return with space for electric cooker, cupboards under, cupboards & extractor over, tall units to side with space for microwave & integrated fridge/freezer. Further work surface with cupboards, drawers & wine racks under. Two openings to the:

LOUNGE

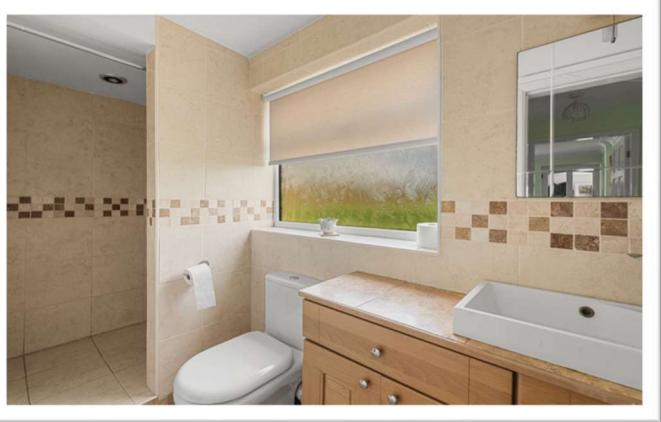
6.16m x 3.74m (20'2" x 12'4")

Having window to front elevation, window & french doors to side elevation, radiator, wood effect flooring and feature brick-built fireplace with inset multi-fuel burner.



NEWTON FALLOWELL





INNER HALL

Having wood effect flooring, understairs storage cupboard and staircase rising to first floor.

SHOWER ROOM

Having window to rear elevation, radiator, tiled floor, tiled walls, walk-in shower enclosure with mixer shower fitting, hand basin set on vanity unit with cupboards & drawer under and close coupled WC.

UTILITY

4.54m x 2.11m (14'11" x 6'11")

Having window to rear elevation, radiator, tiled floor, work surface with inset stainless steel sink & drainer, cupboards, space & plumbing for automatic washing machine & tumble dryer under, cupboard over. Work surface return with cupboards & drawers under, cupboards over.

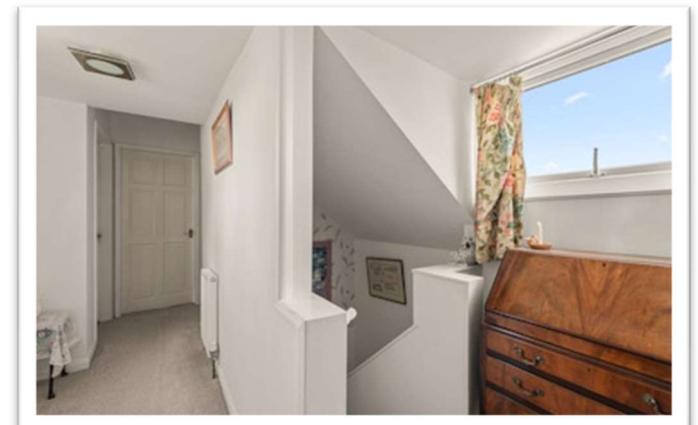
FIRST FLOOR LANDING

Having windows to front & rear elevations, two radiators and access to roof space.

BEDROOM ONE

4.52m x 4.08m (14'10" x 13'5")

Having windows to front & side elevations, radiator, built-in wardrobe and built-in airing cupboard housing hot water cylinder.



BEDROOM TWO

3.3m x 2.14m (10'10" x 7'0")

Having window to rear elevation, radiator, wood flooring and access to roof space.

BEDROOM THREE

3.29m x 2.1m (10'10" x 6'11")

Having window to front elevation, radiator, wood flooring and access to roof space.

BATHROOM

2.26m x 1.75m (7'5" x 5'8")

Having window to side elevation, radiator, tiled floor, part tiled walls, extractor, panelled bath, close coupled WC and pedestal hand basin.



ANNEXE ACCOMMODATION

Door from the study to the:

LOUNGE

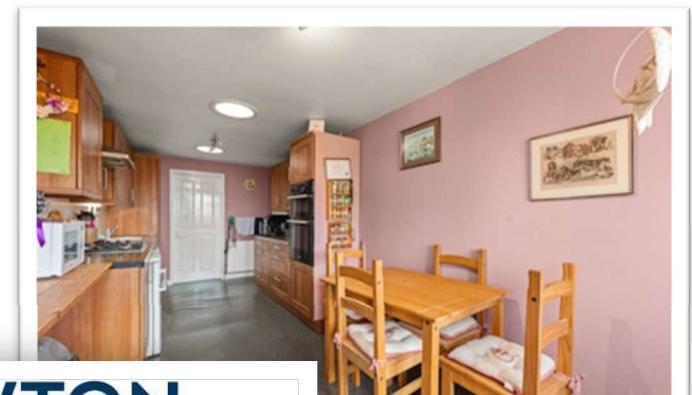
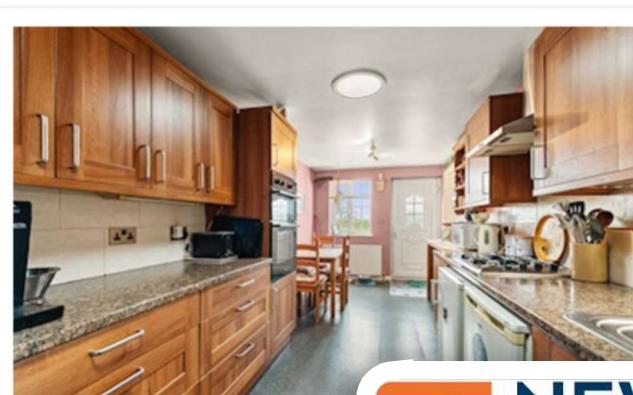
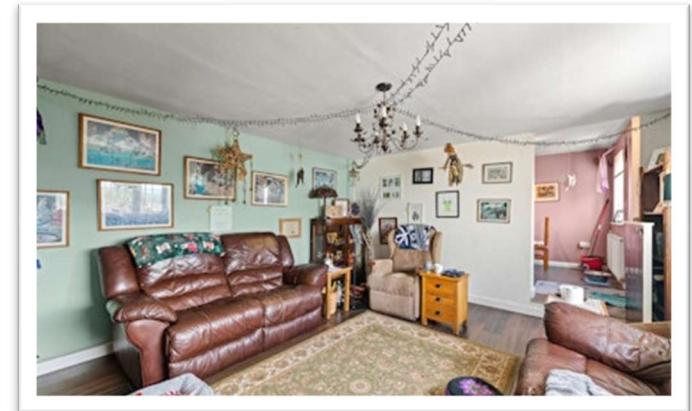
4.49m x 4m (14'8" x 13'1")

Having window to front elevation, radiator, wood flooring and feature brick-built fireplace. Opening to the:

DINING KITCHEN

6.07m x 2.53m (19'11" x 8'4")

Having window & part glazed door to front elevation, radiator and vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap and LPG gas hob inset to work surface, cupboards & appliance spaces under, cupboards & extractor over, tall unit to side. Further work surface with drawers under, cupboards over and tall unit to side housing integrated electric double oven with cupboards under & over.



SHOWER ROOM

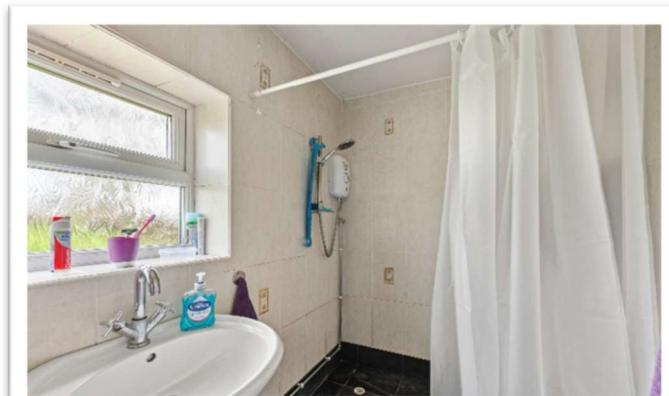
2.52m x 1.34m (8'4" x 4'5")

Having window to rear elevation, heated towel rail, tiled walls, tiled floor, walk-in shower with electric shower fitting, close coupled WC and hand basin.

BEDROOM ONE

4.35m x 3.84m (14'4" x 12'7")

Having sliding doors to rear elevation and two radiators.



 **NEWTON
FALLOWELL**

EXTERIOR

To the front of the property there is a gravelled driveway providing off-road parking. Gated access to the side leads to a concrete driveway and the:

GARAGE

6.88m x 2.94m (22'7" x 9'7")

With double doors and having an enclosed concrete run to the side.

REAR GARDEN

Being enclosed and majority to the side of the property. Having two lawned areas, paved patio & footpath, screened oil storage tank, two sheds with runs and a summerhouse. To the rear of the property there is a decked area with a garden shed.

THE PLOT

The property occupies a plot of approximately 0.20 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.





 **NEWTONFALLOWELL**

Floorplan



VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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.

lifetime legal

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.

 **NEWTON FALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk