

Main Road Stickney



An Exclusive Development of Nine High-Quality Homes in Stickney, Lincolnshire

Pygott & Crone and Clarke Group Construction are proud to present a limited and thoughtfully designed development of just **nine brand new detached homes with a mix of two storey houses and bungalows**, located within a **private cul-de-sac** in the sought-after village of **Stickney, Lincolnshire**. Scheduled for **completions Summer & Autumn 2026**, this exclusive scheme offers a rare opportunity to acquire a premium new-build home in a village setting.

The development comprises a selection of **three bed detached bungalows**, three bed detached houses and four bed detached houses, each benefiting from a **single or double garage** depending on plot. Designed with modern living in mind, the properties combine attractive external finishes with practical, high-specification interiors.

Internally, the homes will feature **oak internal doors**, high-quality **floor finishes throughout**, and contemporary fitted kitchens complete with **quartz worktops**, upstands and splashbacks to the hob. Kitchens will include a full range of **integrated appliances**, including fridge/freezer, dishwasher, induction hob, cooker hood, and a single/compact oven with microwave. Composite undermounted sinks further enhance the clean, modern aesthetic. Separate utility areas provide space for a washing machine and dryer, along with additional quartz worktops and composite sinks.

Bathrooms and en-suites are finished to a strong specification, including vanity units to main bathrooms, modern sanitaryware, baths with showers to main bathrooms, and dedicated showers to en-suites.

All properties are designed with **energy efficiency and future-ready living** in mind. Heating is provided via **underfloor heating throughout**, powered by an **air source heat pump**, complemented by **3kW solar PV panels**. Each home will also include an **electric vehicle charging point** and access to **gigabit-capable fibre broadband** (subject to end-user contract).

Externally, the development is equally well considered. Properties will feature **composite external doors, Agate Grey uPVC windows**, and **aluminium bi-fold doors** opening onto private rear gardens. Roof finishes vary across the site, with a mix of **dark grey slate-effect tiles** and **orange clay pantile-effect tiles**, creating visual interest. Traditional detailing includes **corbelled brickwork** and **black rainwater goods**.

Each plot benefits from **block-paved driveways**, electric garage doors, **level thresholds to front doors** for easy access and landscaped gardens with **topsoil and seed**. Boundaries are defined by a mix of **brick garden walls, timber fencing, and hedging**, while the private road is finished in tarmac. The scheme also incorporates **built-in bird and bat boxes**, reflecting a commitment to biodiversity.

All properties are connected to **mains water and electricity**, with **foul drainage to the main sewer** in the road.

This carefully planned development offers an exceptional opportunity for downsizers, upsizers or those seeking single-storey living without compromise, set within a well-connected Lincolnshire village environment.

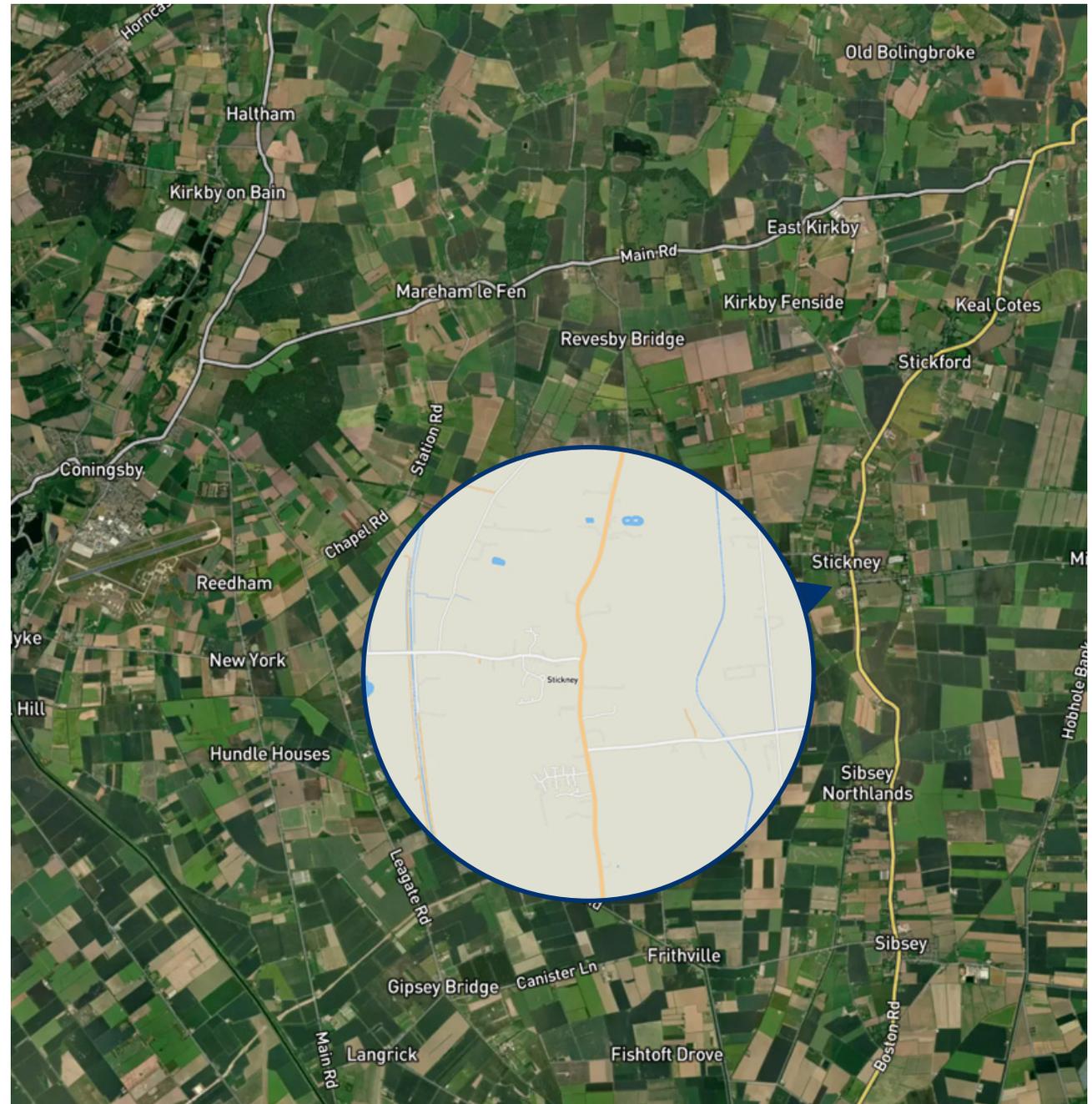


- Exclusive development of just **nine detached homes** within a quiet **private cul-de-sac**
- Choice of **three designs**, designed for comfortable and practical living
- **Underfloor heating throughout**, powered by an energy-efficient **air source heat pump**
- High-quality **fitted kitchens with quartz worktops** and integrated appliances
- **Single or double garages with electric doors**, plus block-paved private driveways
- **Solar PV panels and EV charging points**, supporting lower running costs and future-proofing
- Peaceful **village location in Stickney**, with attractive private gardens and low-maintenance surroundings

Stickney

Nestled in the wide, open skies of the Lincolnshire Fens, Stickney is a thriving village that blends rural charm with everyday convenience. Located between the historic market town of Boston and the coast, it offers a peaceful setting without feeling remote. The village is well served by many local amenities including a Co-op food store, post office, primary school and traditional pubs, creating a strong sense of community and easy day-to-day living. Surrounded by gently rolling farmland and big horizon views, Stickney has a character shaped by its agricultural heritage and relaxed pace of life.

At the heart of the village stands the magnificent St Luke's Church, one of the largest parish churches in England, affectionately known as "The Cathedral of the Fens." Its impressive tower is a local landmark visible for miles across the flat landscape. With countryside walks, cycling routes and coastal destinations such as Skegness within easy reach, Stickney offers an appealing balance of tranquillity and connectivity, making it an attractive choice for families, professionals and those seeking a quieter lifestyle in a well-connected Lincolnshire setting.



Site Plan

Plot 1

3 Bed Detached Bungalow

Plot 2

3 Bed Detached Bungalow

Plot 3

2 Bed Detached Bungalow

Plot 4

2 Bed Detached Bungalow

Plot 5

4 Bed Detached House

Plot 6

4 Bed Detached House

Plot 7

3 Bed Detached House

Plot 8

3 Bed Detached House

Plot 9

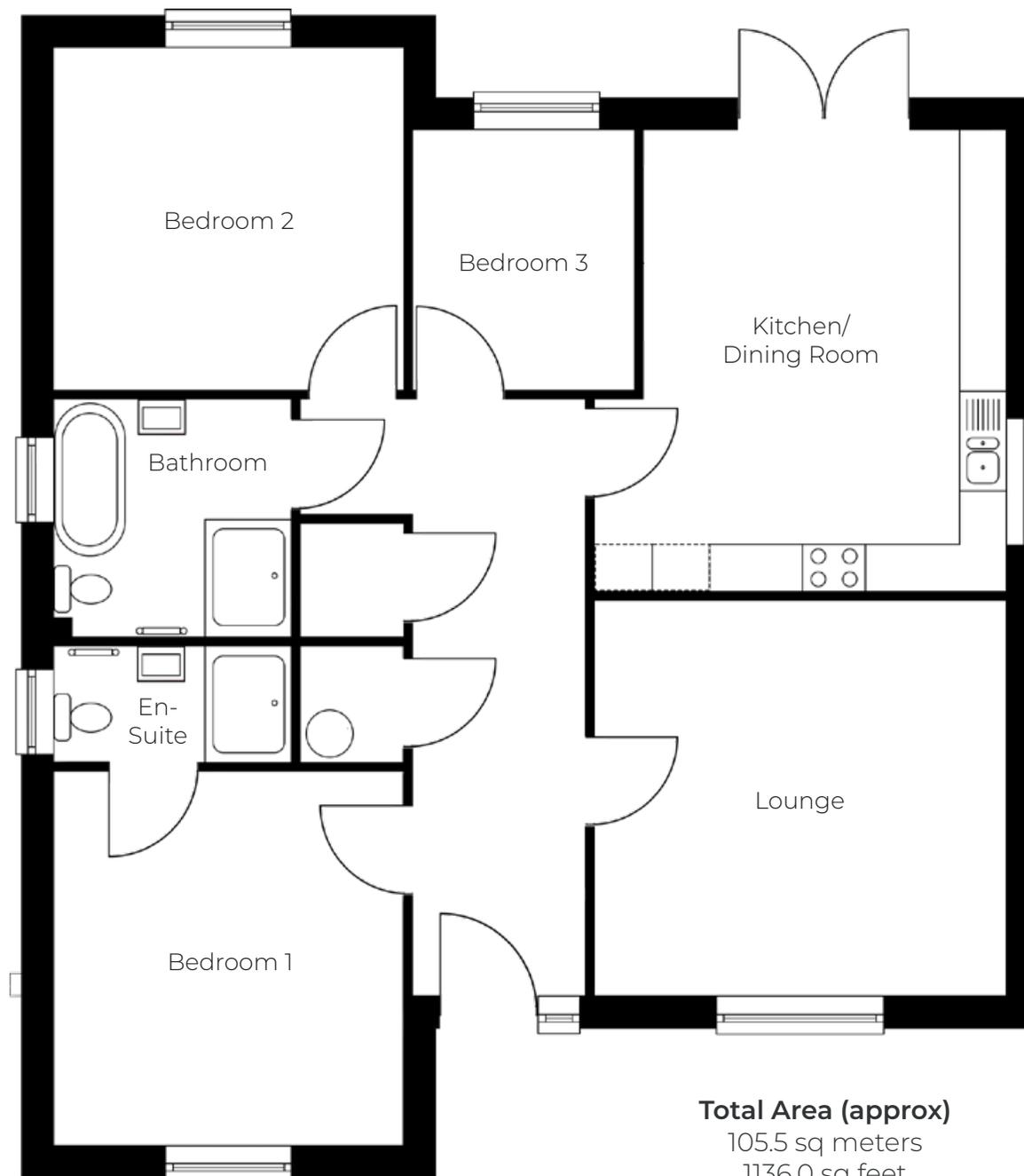
4 Bed Detached House





Type 1 - Plot 4

Room	Dimensions
Kitchen/Dining Room	4.95m x 3.92m (16'3" x 12'10")
Lounge	4.25m x 4.45m (13'11" x 14'7")
Bedroom 1	4.01m x 3.78m (13'2" x 12'5")
En-Suite	1.25m x 2.57m (4'1" x 8'5")
Bedroom 2	3.68m x 3.78m (12'1" x 12'5")
Bedroom 3	2.78m x 2.40m (9'1" x 7'10")
Bathroom	2.55m x 2.57m (8'4" x 8'5")



Total Area (approx)
 105.5 sq meters
 1136.0 sq feet

Please Note

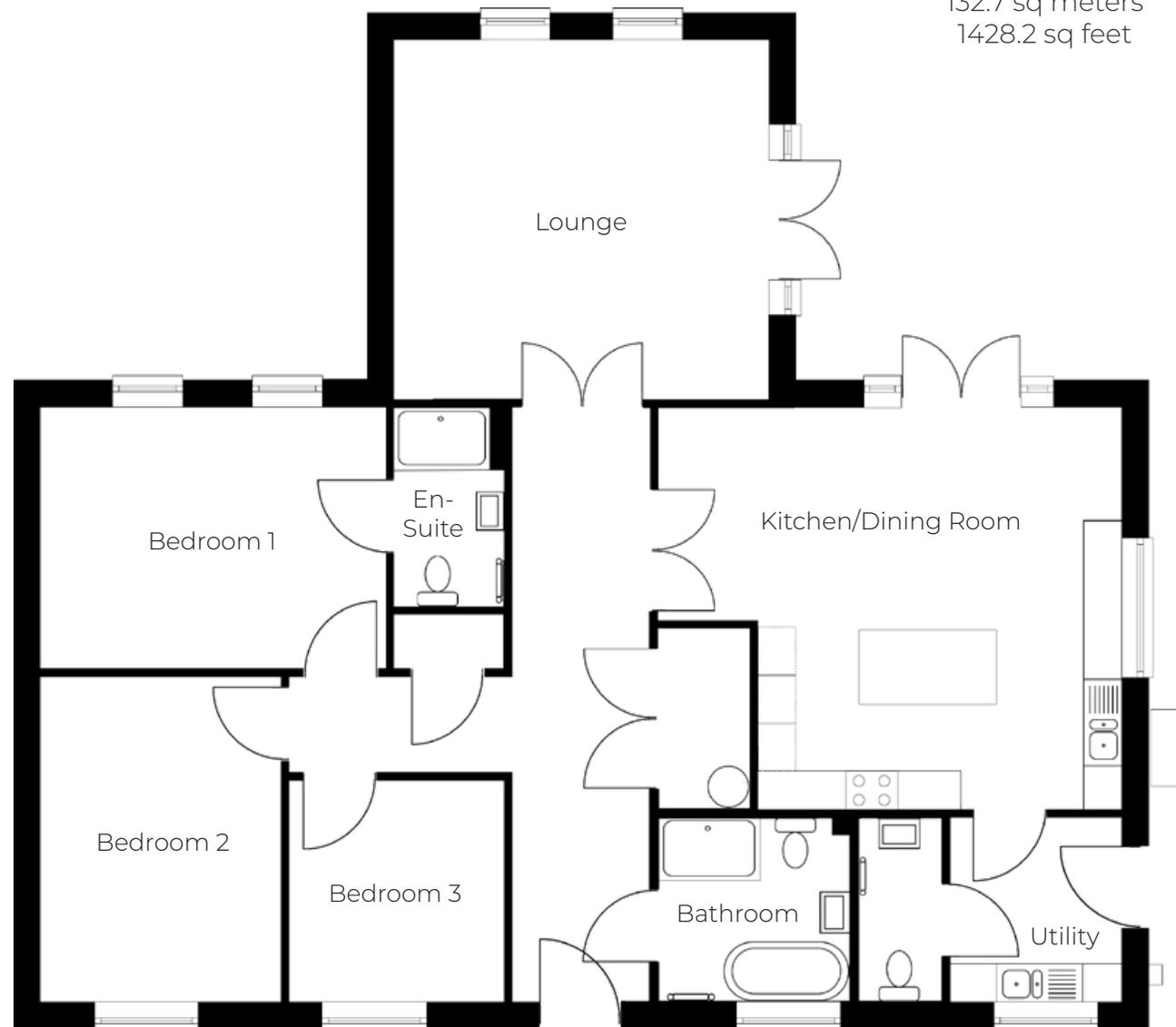
Floorplans and measurements are taken from architectural drawings and are for guidance purposes only. Computer generated images are not to scale. Finishes and materials may vary and landscaping is illustrative only.



Type 2 - Plot 3

Total Area (approx)
132.7 sq meters
1428.2 sq feet

Room	Dimensions
Kitchen/Dining Room	5.22m x 6.07m (17'2" x 19'11")
Utility	2.40m x 2.25m (7'10" x 7'5")
Lounge	4.67m x 4.91m (15'4" x 16'1")
Bedroom 1	3.39m x 4.53m (11'1" x 14'10")
En-Suite	2.59m x 1.45m (8'6" x 4'9")
Bedroom 2	4.23m x 3.15m (13'11" x 10'4")
Bedroom 3	2.88m x 2.82m (9'5" x 9'3")
Bathroom	2.40m x 2.52m (7'10" x 8'3")



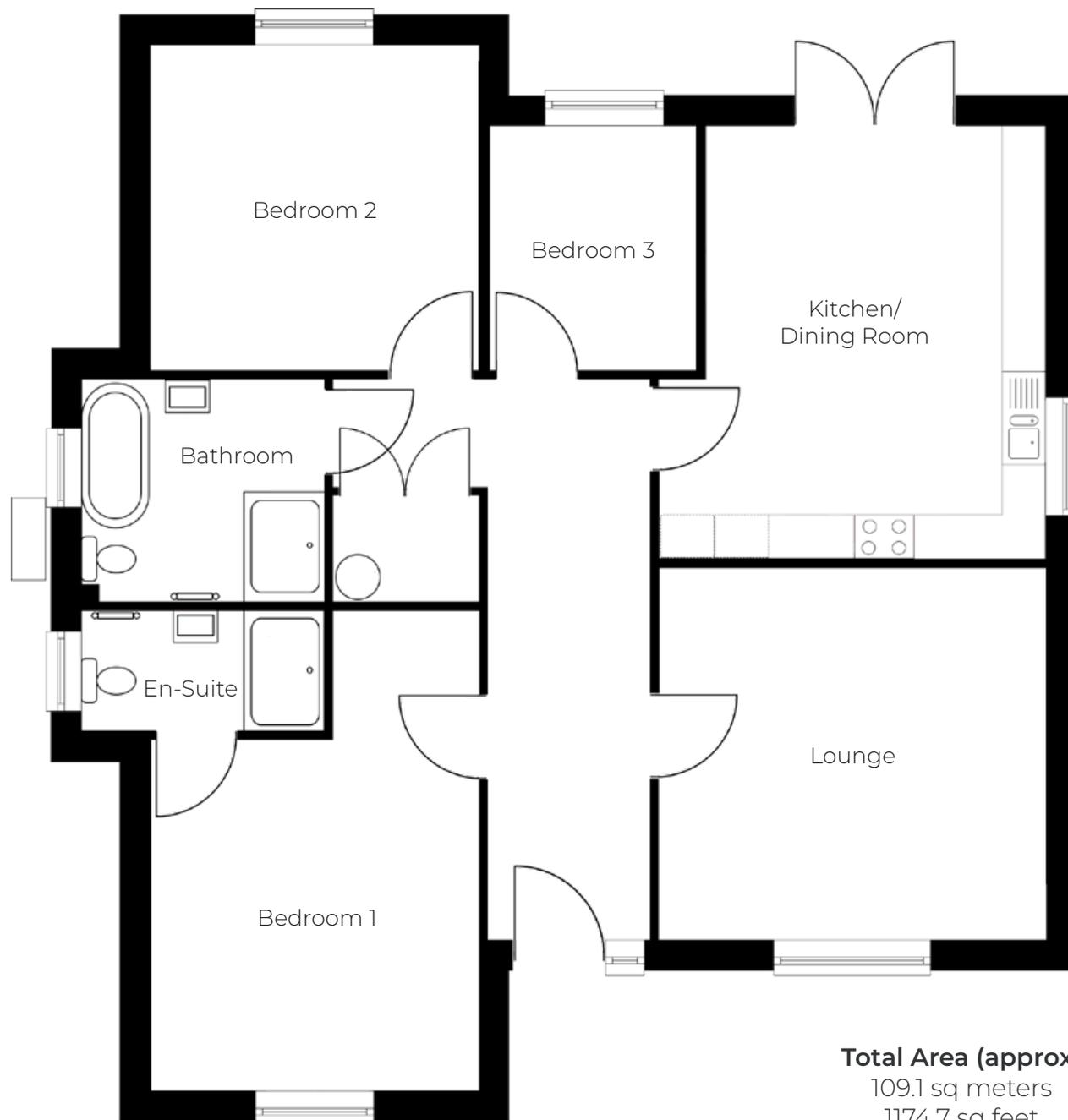
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Type 3 - Plots 1 & 2

Room	Dimensions
Kitchen/Dining Room	4.95m x 3.92m (16'3" x 12'10")
Lounge	4.25m x 4.45m (13'11" x 14'7")
Bedroom 1	4.01m x 3.78m (13'2" x 12'5")
En-Suite	1.38m x 2.57m (4'6" x 8'5")
Bedroom 2	3.72m x 3.78m (12'2" x 12'5")
Bedroom 3	2.78m x 2.40m (9'1" x 7'10")
Bathroom	2.55m x 2.79m (8'4" x 19'2")



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Total Area (approx)

109.1 sq meters
1174.7 sq feet



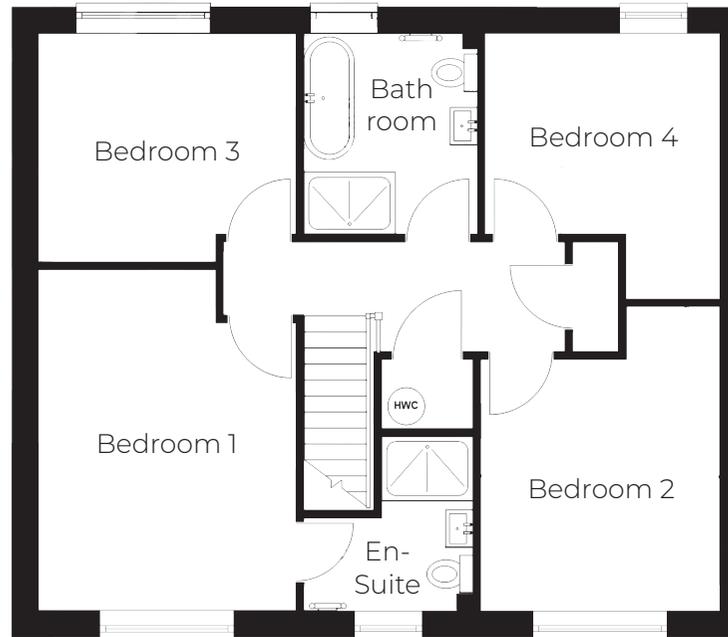
Type 4 - Plots 5 & 6

Room	Dimensions
Kitchen/Dining Room	3.90m x 6.64m (12'9" x 21'9")
Garden Room	3.49m x 3.90m (11'5" x 12'9")
Utility	2.94m x 2.45m (9'8" x 8'0")
Lounge	4.68m x 3.49m (15'4" x 11'5")
Dining Room	3.73m x 3.46m (12'3" x 11'4")

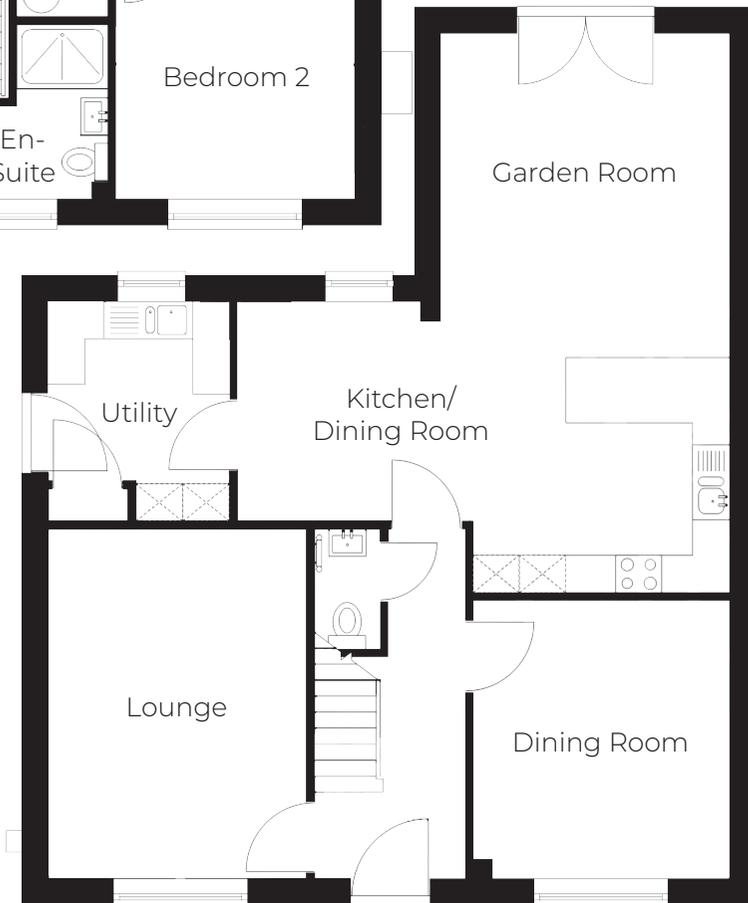
Room	Dimensions
Bedroom 1	4.51m x 3.53m (14'10" x 11'7")
Bedroom 2	4.09m x 3.23m (13'5" x 10'7")
Bedroom 3	3.14m x 3.53m (10'4" x 11'7")
Bedroom 4	3.57m x 3.18m (11'8" x 10'5")
Bathroom	2.69m x 2.35m (8'10" x 7'8")

Please Note

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Total Area (approx)
156.5 sq meters
1684.5 sq feet

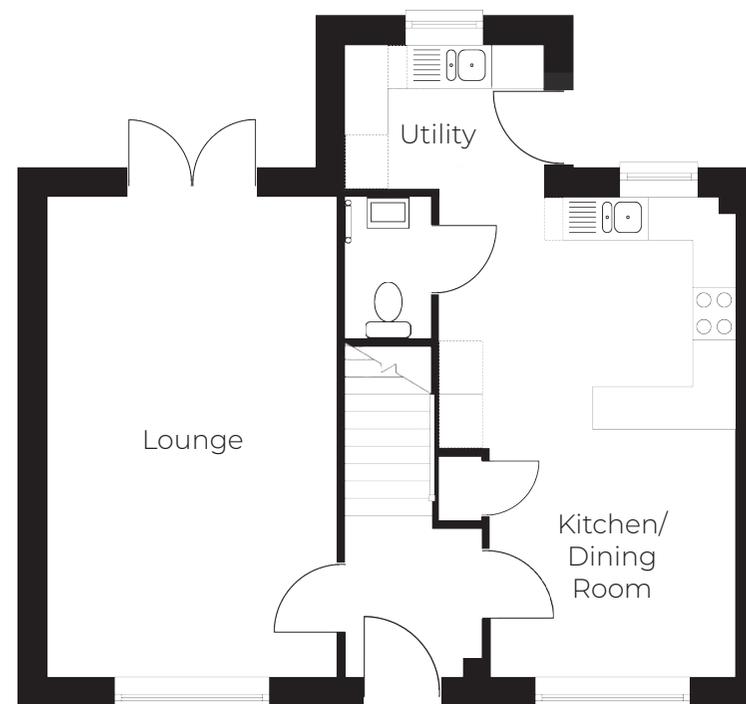




Type 5 - Plots 7 & 8

Room	Dimensions
Kitchen/Dining Room	5.59m x 3.47m (18'4" x 11'5")
Utility	1.67m x 2.32m (5'6" x 7'7")
Lounge	5.59m x 3.39m (18'4" x 11'1")

Room	Dimensions
Bedroom 1	2.92m x 3.42m (9'7" x 11'3")
Bedroom 2	3.06m x 3.47m (10'0" x 11'5")
Bedroom 3	2.57m x 2.35m (8'5" x 7'9")
Bathroom	2.45m x 2.50m (8'0" x 8'2")



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Total Area (approx)

94.1 sq meters
1013.0 sq feet



Type 6 - Plot 9

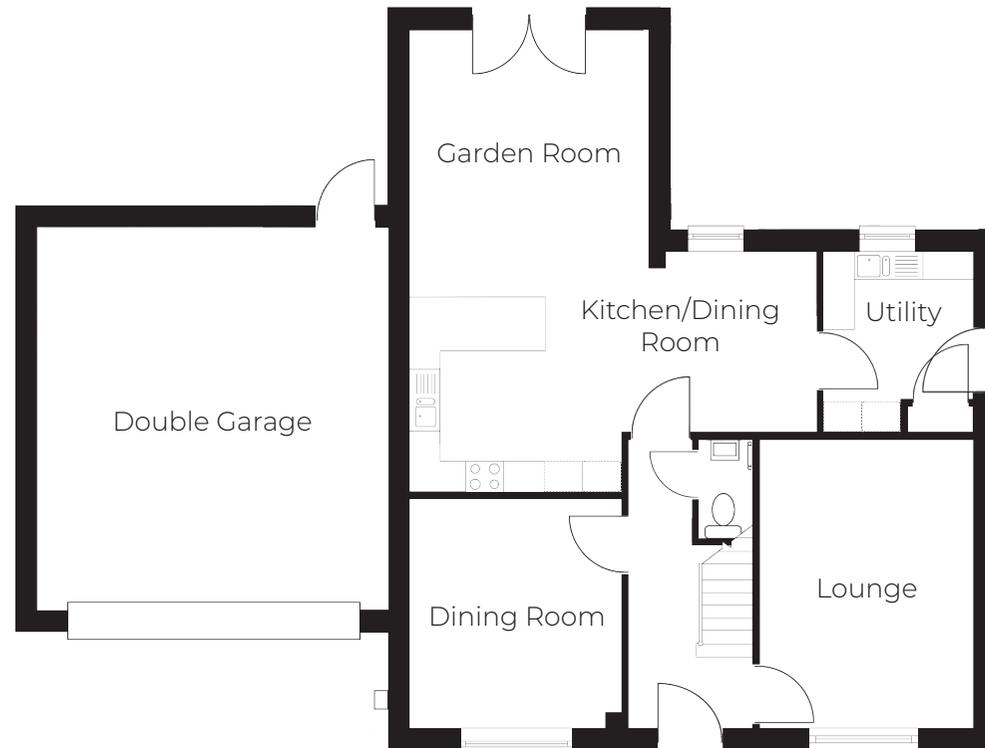
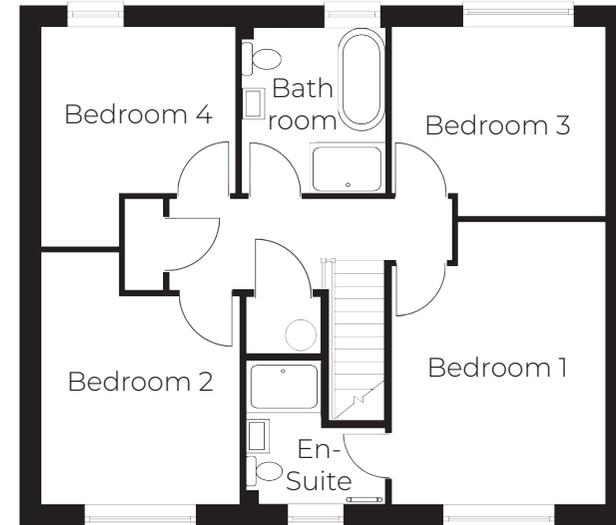
Room	Dimensions
Kitchen/Dining Room	3.90m x 6.64m (12'9" x 21'9")
Garden Room	3.49m x 3.90m (11'5" x 12'9")
Utility	2.94m x 2.45m (9'8" x 8'0")
Lounge	4.68m x 3.49m (15'4" x 11'5")
Dining Room	3.73m x 3.46m (12'3" x 11'4")
Double Garage	6.20m x 5.97m (20'43" x 19'7")

Room	Dimensions
Bedroom 1	4.57m x 3.53m (15'0" x 11'7")
Bedroom 2	2.00m x 3.23m (6'7" x 10'7")
Bedroom 3	3.06m x 3.53m (10'0" x 11'7")
Bedroom 4	3.57m x 3.18m (11'8" x 10'5")
Bathroom	2.69m x 2.35m (8'10" x 7'8")

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Total Area (approx)
193.8 sq meters
2085.7 sq feet



Specification

Internal General
Oak internal doors
Floor finishes provided - likely to be Karndean or equal to Hall and wet areas then carpets to lounge and bedrooms etc.

Kitchen
Fitted Kitchen - Unit colours TBC. Soft Close Doors / Drawers
Quartz Worktops Upstands / Splashback to Hob
Sink - Composite & undermounted
Single & Compact Oven with microwave
Induction Hob
Integrated Cooker Hood
Integrated Fridge Freezer
Integrated Dishwasher

Utility
Space for a Washing Machine
Space for a Dryer
Sink - Composite & undermounted
Units Colour TBC
Quartz Worktop

Bathroom / En-suite
WC & Cistern
Hand Basin & Tap/s
Bath / Shower - Main Bathroom
Shower - En-suite
Vanity Units - Main Bathroom TBC
Tiling - TBC

Heating & Hot Water
Underfloor Heating throughout, Powered by Air Source Heat Pump

Electrical
3kw Solar PV
Lighting bollards to front of properties
Electric Vehicle Charging Point
BT and Gigabit Capable Fibre available for end user contract
TV Aerial Points

External Doors & Windows
Composite External Doors
Agate Grey UPVC Windows & External Doors
Aluminium Bi-Fold Doors

External General
Single or double garage dependent upon plot with electric door/s
Built-in Bird / Bat Boxes
Sandstone Paving depending on availability
Block Paved Drives
Topsoil and Seed to Gardens
Timber fencing and hedging to front boundaries
Masonry Cavity Wall Construction with a Mixture of Facing Brickwork
Beam and Block Floor
Orange clay pantile effect roof tiles
Corbelled brickwork with black rainwater goods
Level thresholds to front doors
Mixture of brick garden walls and timber fencing to boundaries
Tarmacked private road

Utilities
Foul Water Drains Connected to Main Sewer
Surface water connected to attenuation tanks under drives which then flows through limiting control device and into local watercourse
Mains Water and Electricity

Specification subject to changes due to availability and materials. Site management fee applicable – Cost TBC.

Main Road

Stickney



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