NEWTON FALLOWELL

3 Dairy Close, Stickney - PE22 8DH

£420,000

3 Dairy Close

Stickney, Boston

IMPRESSIVE HIGH-SPECIFICATION DETACHED NEW BUILD ON A PRIVATE ROAD

Situated on a private road in a desirable village location with convenient access to the A16, this impressive detached new-build home offers over 1,600 square feet of beautifully appointed accommodation, combining contemporary style, generous living space and energy-efficient features.

The ground floor comprises a welcoming entrance hall, cloakroom, separate study and spacious lounge, together with an impressive dining kitchen fitted with a luxury range of units and integrated appliances. A separate utility room adds further practicality.

To the first floor, the master bedroom and bedroom two each benefit from their own en-suite shower room, complemented by two further well-proportioned bedrooms and a stylish family bathroom with separate shower.

Outside, a private driveway provides off-road parking and leads to a double garage. The enclosed rear garden features a porcelain-paved patio, creating an ideal setting for outdoor dining and entertaining.

Further benefits include an air source heat pump providing underfloor heating to the ground floor and radiators to the first floor, high-performance glazing and an electric vehicle charging point.

A superb opportunity to acquire a substantial, energy-conscious modern home in a convenient village setting, finished to an excellent specification throughout. Also with a ten year LABC Warranty and a £4,500 carpet allowance.

Council Tax band: D

Tenure: Freehold

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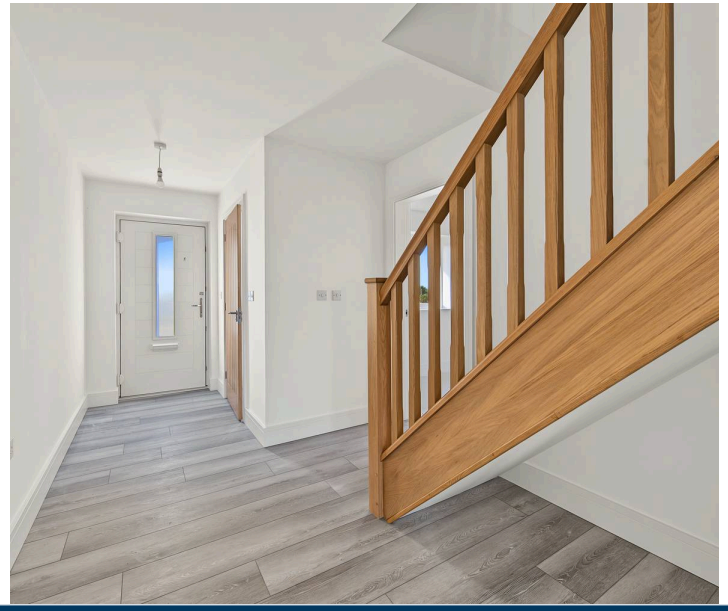

ACCOMMODATION
Part glazed front entrance door through to the:

ENTRANCE HALL
Having underfloor heating and oak staircase rising to first floor.

CLOAKROOM
Having window to front elevation, tiled floor with underfloor heating, extractor, close coupled WC and vanity hand basin with drawers under.

STUDY
9' 6" x 8' 2" (2.90m x 2.50m)
Having window to front elevation and underfloor heating.

LOUNGE
14' 8" x 12' 5" (4.47m x 3.79m)
Having bow window to front elevation and underfloor heating.

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DINING KITCHEN
31' 8" x 12' 7" (9.64m x 3.83m)
(max) Having window & bi-fold doors to rear elevation, inset ceiling spotlights and wood effect flooring with underfloor heating. Fitted with a range of base & wall units with quartz work surfaces & upstands comprising: undercounter sink with mixer tap inset to work surface, cupboards, drawers, integrated dishwasher & integrated wine cooler under, cupboard over. Work surface return with inset induction hob, cupboards & drawers under, cupboards & concealed extractor over. Further work surface return with cupboard under and tall unit to side housing integrated electric double oven with cupboards under & over. Further range of tall units incorporating integrated fridge & freezer.

UTILITY
10' 0" x 8' 1" (3.05m x 2.46m)
Having door to garage, quartz work surface with inset stainless steel sink, cupboards, space & plumbing for automatic washing machine under, cupboards over.

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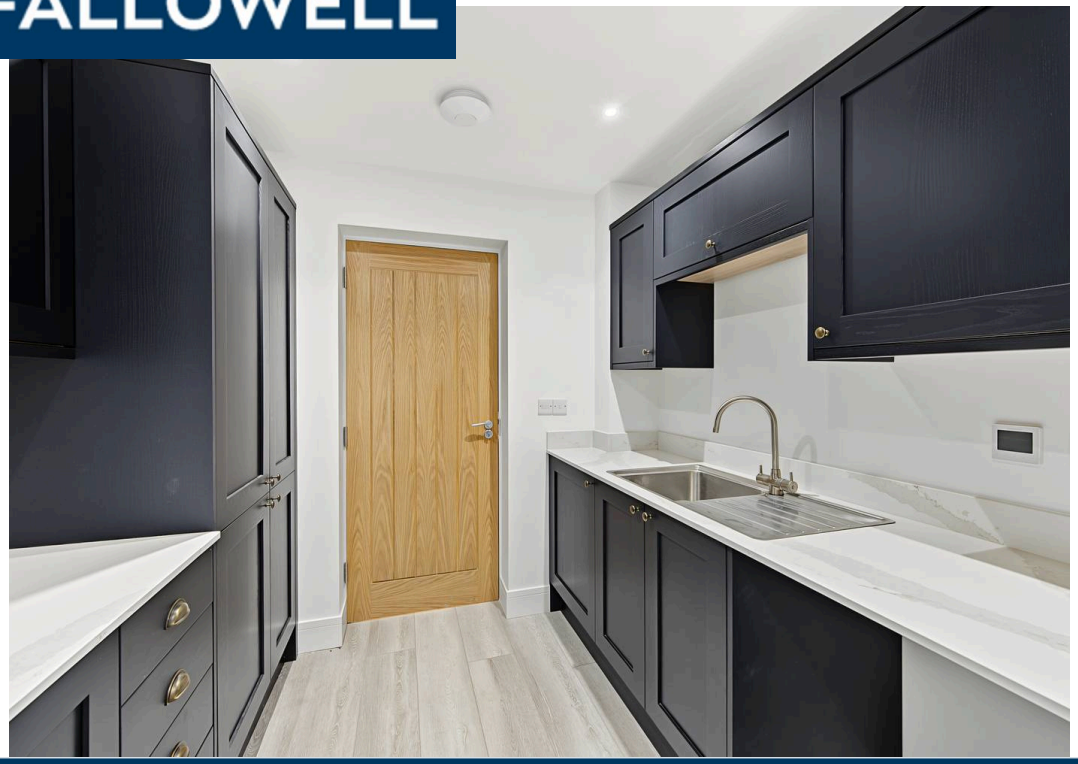

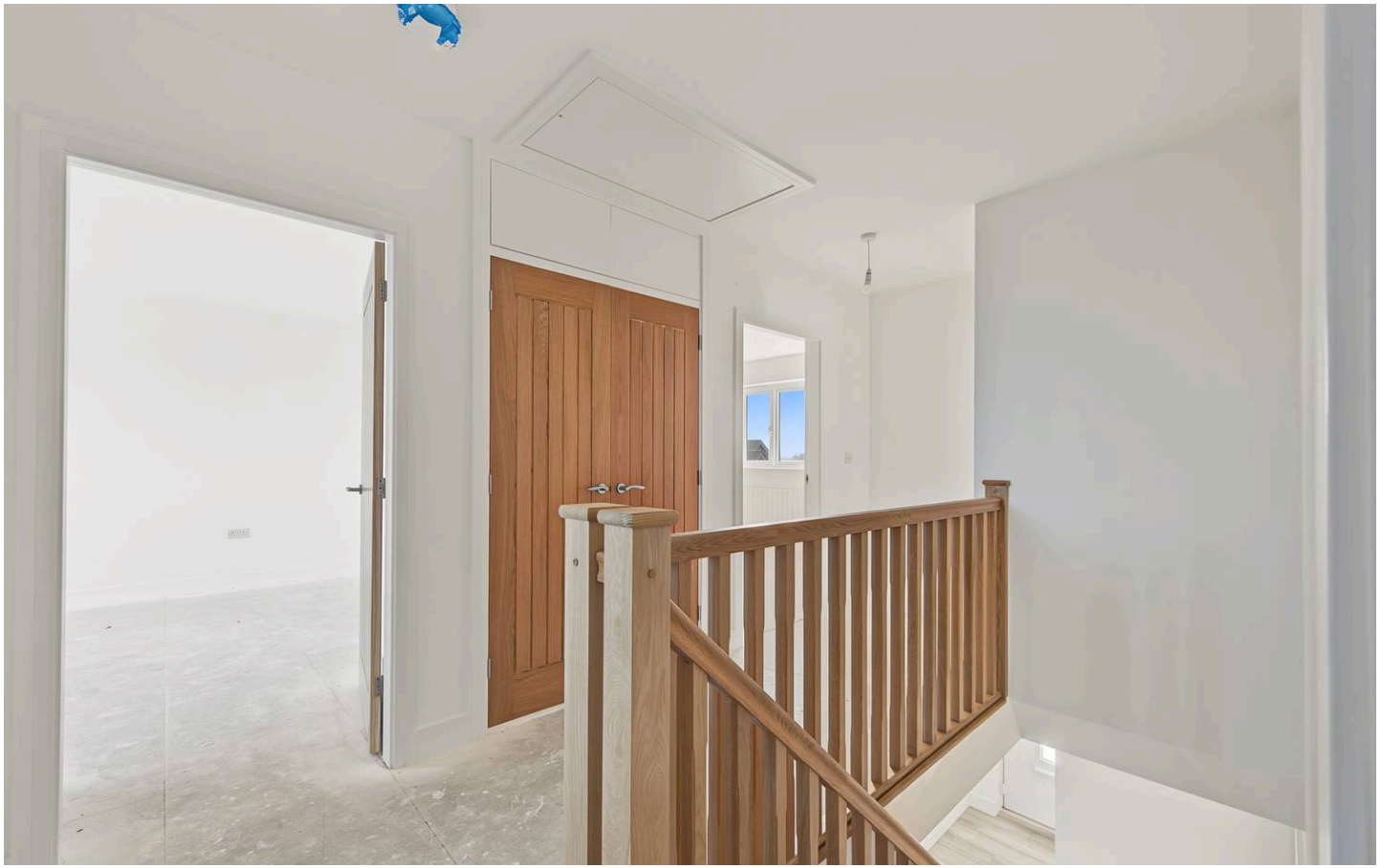

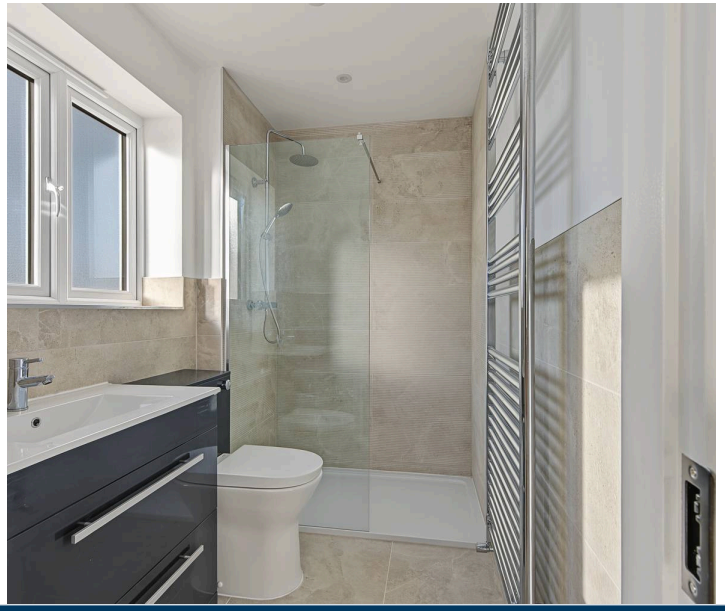

FIRST FLOOR LANDING
Having radiator, access to roof space and built-in double cupboard.

MASTER BEDROOM
13' 4" x 13' 0" (4.06m x 3.95m)
Having window to front elevation and radiator.

EN-SUITE
Having window to front elevation, radiator, heated towel rail, extractor, majority tiled walls, walk-in double shower enclosure with mixer shower fitting, WC with concealed cistern and vanity hand basin.

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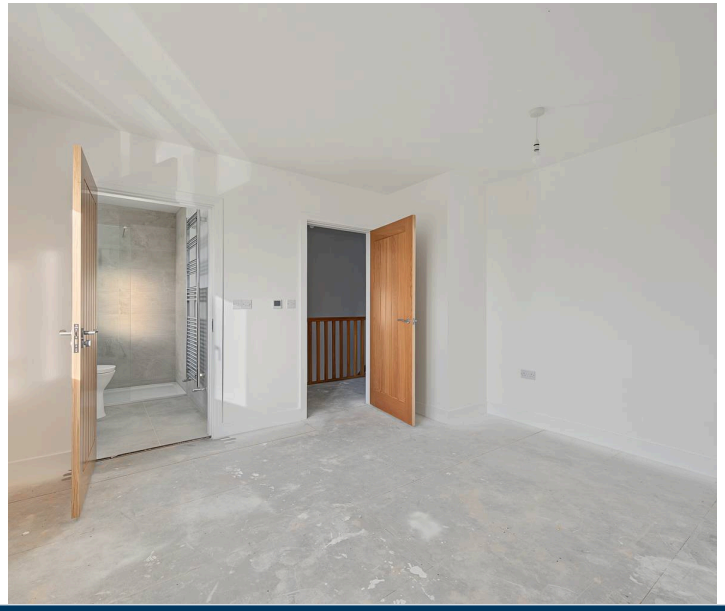
BEDROOM TWO
11' 7" x 9' 11" (3.52m x 3.02m)
Having window to front elevation and radiator.

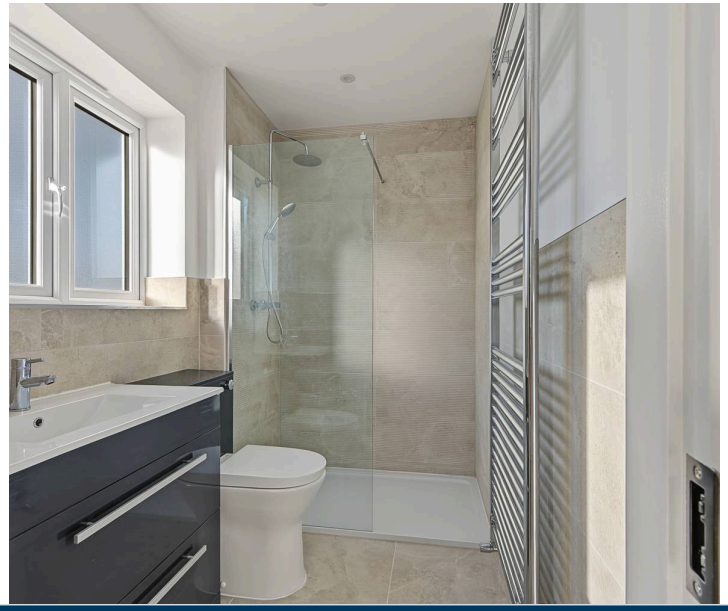
EN-SUITE
Having window to side elevation, heated towel rail, extractor, majority tiled walls, tiled floor, walk-in double shower enclosure with mixer shower fitting, close coupled WC and vanity hand basin with drawer under.

BEDROOM THREE
13' 11" x 11' 0" (4.25m x 3.36m)
Having window to rear elevation and radiator.

BEDROOM FOUR
10' 8" x 10' 1" (3.25m x 3.07m)
Having window to rear elevation and radiator.

BATHROOM
Having window to rear elevation, extractor, panelled bath, walk-in double shower enclosure with mixer shower fitting, WC with concealed cistern and vanity hand basin.





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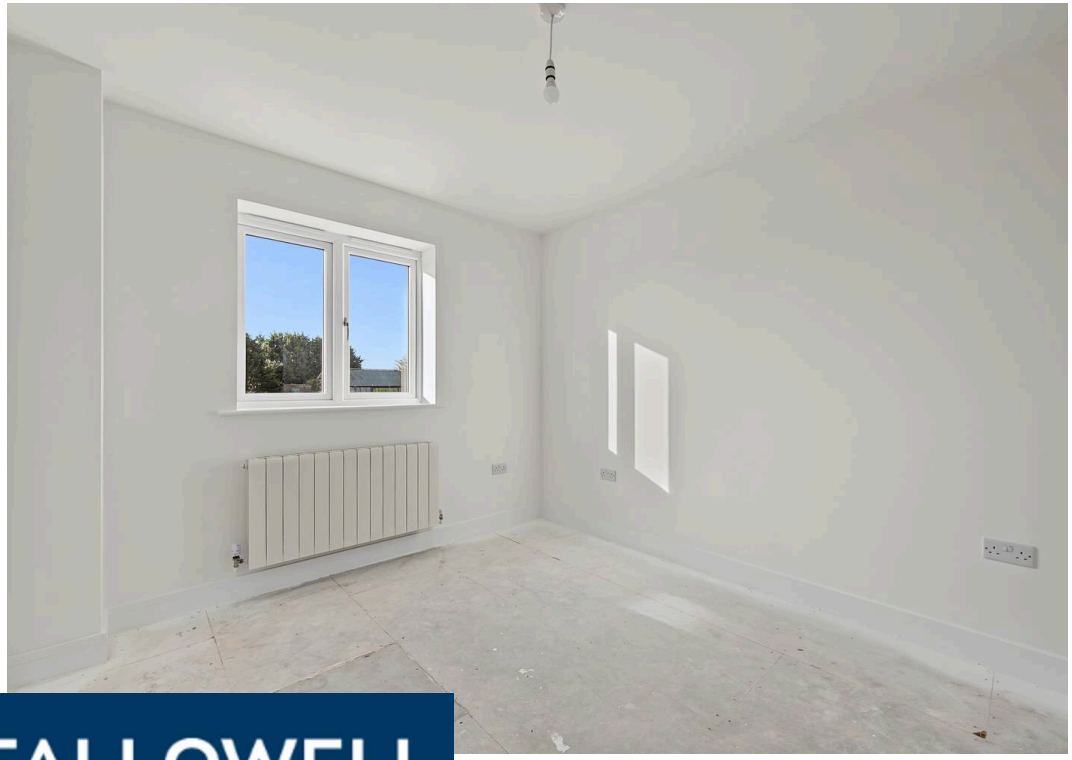

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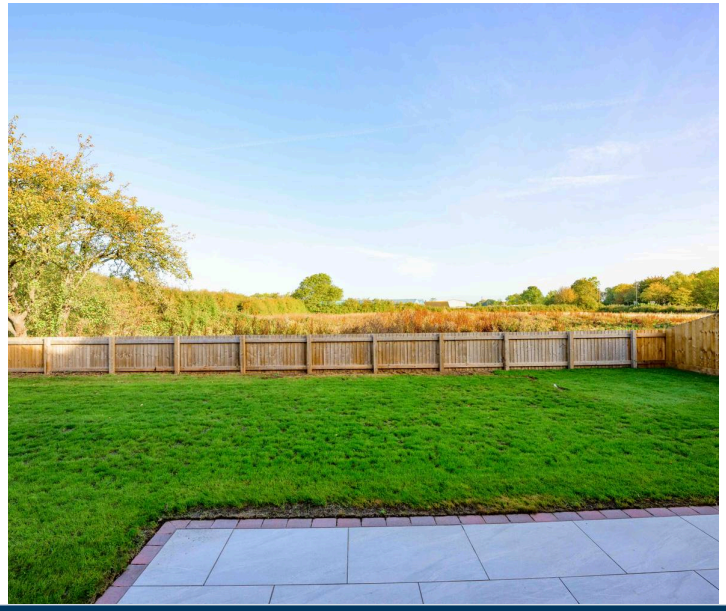

EXTERIOR

To the front of the property there is a shaped lawn. A block paved driveway provides off-road parking and leads to the:

DOUBLE GARAGE

20' 1" x 19' 3" (6.11m x 5.87m)
Having electric roller door, door to garden, light and power. There is also an electric vehicle charging point.

REAR GARDEN

Being enclosed and laid to lawn with a porcelain paved patio.

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. The current council tax is band D.

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LIFETIME LEGAL

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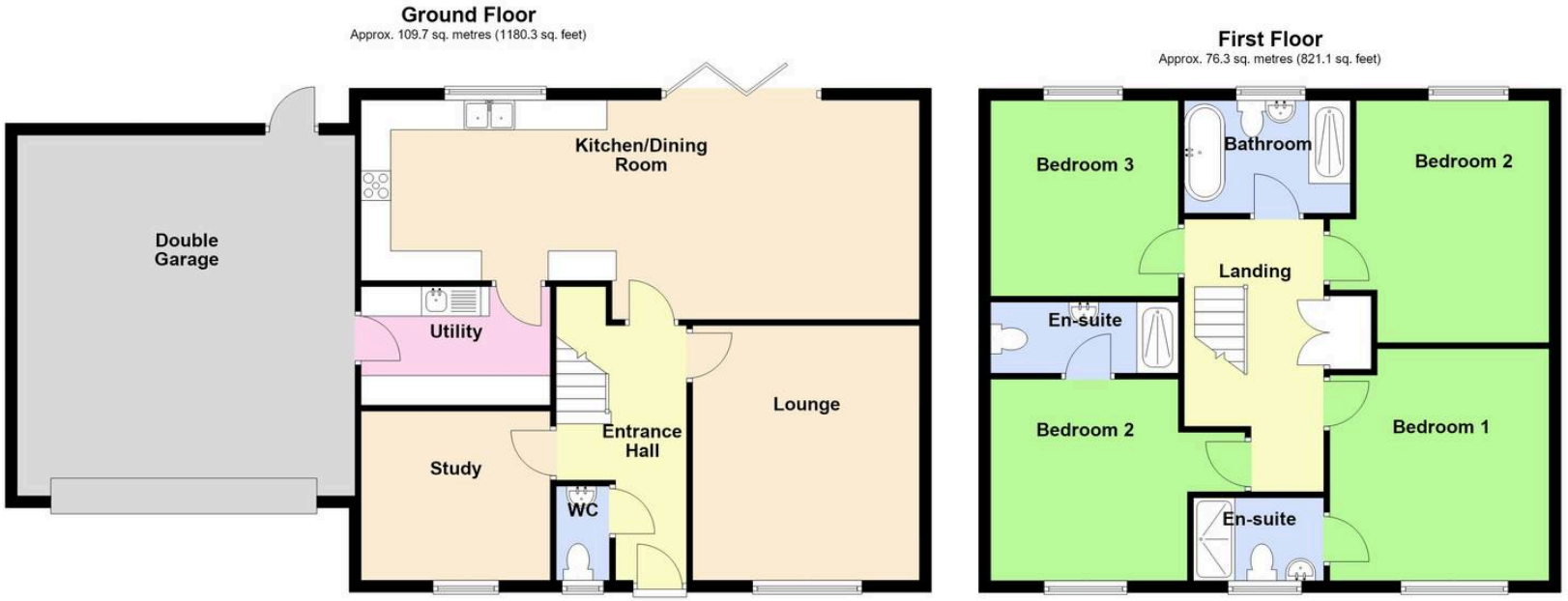

Total area: approx. 185.9 sq. metres (2001.4 sq. feet)

Newton Fallowell Estate Agents

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