



Linden House, Poppy Pole Lane

Stickford, Boston

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £285,000 – This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Set within approximately 1.2 acres (subject to survey) of beautifully established grounds, this detached country home offers peace, privacy and breathtaking, far-reaching views across open countryside towards Keal Hill. With no immediate neighbours, this property provides the perfect retreat for those seeking space, seclusion and the chance to create their dream rural residence.

Offering over 2,300 sq. ft. of accommodation, the home is well-proportioned throughout and offers enormous potential for modernisation and personalisation. The ground floor includes an entrance porch, a welcoming reception hall/snug, a generous lounge, dining room, kitchen, utility, rear hall and cloakroom.

Upstairs, the master bedroom benefits from its own en-suite, with a second bedroom also enjoying an en-suite shower room. There are three further well-sized bedrooms and a family bathroom, providing ample space for a growing family or visiting guests.

Outside, the property is surrounded by mature, lawned gardens, offering a peaceful setting and plenty of room for outdoor entertaining, gardening, or simply enjoying the tranquil views. A large workshop/garage and a brick-built barn/store add fantastic flexibility for hobbies, storage, or potential conversion (subject to permissions). There is also generous off-road parking.

Offered with the benefit of no chain, this is a wonderful opportunity to acquire a spacious home in a superb rural location, combining character, potential and idyllic surroundings, all within easy reach of local amenities and transport links.

Council Tax band: C – Tenure: Freehold – EPC Energy Efficiency Rating: E



 **NEWTON FALLOWELL**



ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE PORCH

Having windows to front, side & rear elevations and part glazed door to the:

RECEPTION HALL/SNUG

14' 1" x 11' 9" (4.30m x 3.57m)

Having window to front elevation, coved ceiling with moulded ceiling rose, electric storage heater, staircase rising to first floor and fireplace with marble hearth, inset electric fire and ornamental surround.

LOUNGE

34' 10" x 14' 1" (10.62m x 4.30m)

Having bow window to front elevation, further window to side elevation, french doors to side elevation & garden, coved ceiling with two moulded ceiling roses, electric storage heater, built-in cupboards with shelving over to one wall and open fireplace with tiled hearth, cast iron insert and wooden surround.

DINING ROOM

14' 3" x 12' 10" (4.35m x 3.91m)

Having bow window to front elevation, further window to rear elevation, coved ceiling, electric storage heater and brick-built fireplace with tiled hearth and inset multi-fuel burner.





KITCHEN

11' 11" x 11' 0" (3.62m x 3.35m)

Having bow window to side elevation, coved ceiling, tile effect vinyl flooring and understairs storage space. Fitted with a range of units with work surfaces & tiled splashbacks comprising: stainless steel sink with double drainer inset to work surface, cupboards & drawers under. Work surface return with space for LPG range style cooker, cupboard & drawer under, stainless steel extractor over. Further work surface with cupboards & drawers under.

UTILITY

11' 0" x 7' 9" (3.35m x 2.35m)

Having windows to side & rear elevations, tile effect vinyl flooring, space & plumbing for automatic washing machine & tumble dryer, space for upright fridge/freezer and further appliance space. Work surface with cupboards under and range of wall cupboards over.

REAR ENTRANCE HALL

Having part glazed door to rear elevation.

CLOAKROOM

Having window to rear elevation, half tiled walls, low level WC and hand basin.





FIRST FLOOR LANDING

Having window to side elevation, coved ceiling, two electric storage heaters, access to roof space and built-in airing cupboard housing hot water cylinder with shelving.

MASTER BEDROOM

14' 1" x 12' 8" (4.29m x 3.85m)

Having window to side elevation and coved ceiling with moulded ceiling rose.

EN-SUITE

Having window to side elevation, tiled walls, shower enclosure with electric shower fitting, close coupled WC and hand basin.





BEDROOM TWO

14' 1" x 11' 2" (4.28m x 3.40m)

Having window to front elevation and coved ceiling.

EN-SUITE

Having tiled walls, extractor, shower enclosure with electric shower fitting, low level WC and pedestal hand basin with electric water heater over.

BEDROOM THREE

14' 1" x 11' 3" (4.29m x 3.42m)

(wardrobes in addition) Having window to front elevation, coved ceiling, fitted wardrobes to one wall with overhead cupboards, vanity surface to side with inset hand basin, cupboard & drawers under, overhead cupboards over.

BEDROOM FOUR

15' 4" x 10' 5" (4.68m x 3.18m)

(max) Having window to front elevation and coved ceiling.

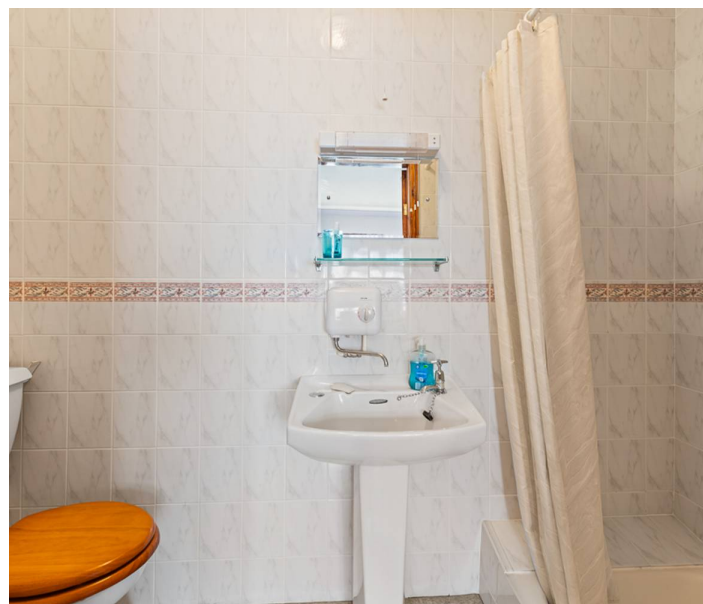
BEDROOM FIVE

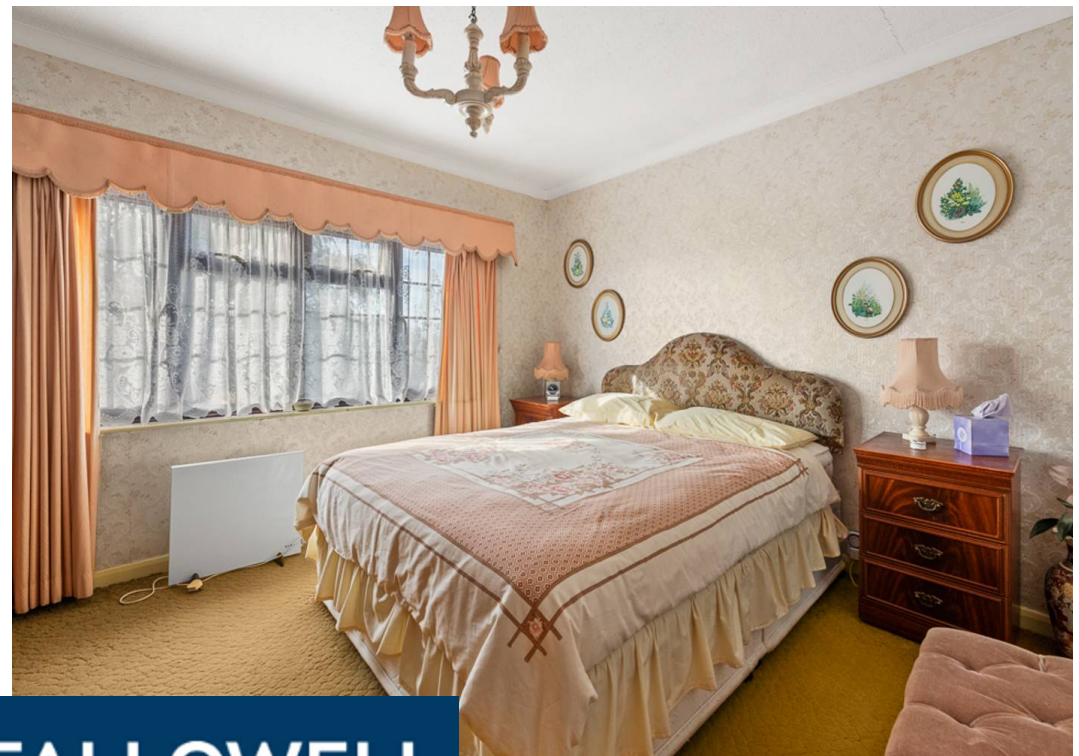
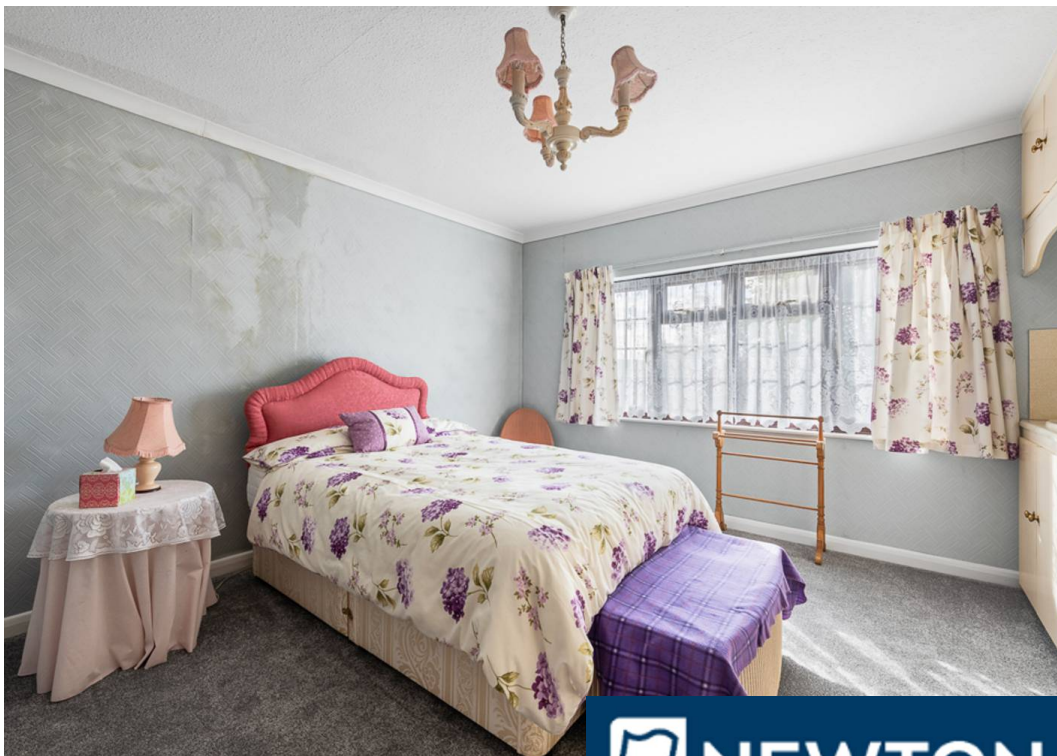
11' 0" x 7' 9" (3.35m x 2.35m)

Having window to side elevation and coved ceiling.

BATHROOM

Having window to side elevation, coved ceiling, tiled splashbacks, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





 **NEWTON FALLOWELL**





EXTERIOR

The property sits sideways on its plot and has a driveway providing off-road parking.

GARDENS

Off the rear entrance hall there is an enclosed paved courtyard. The gardens are majority laid to lawn with established shrubs & trees with a paved patio and greenhouse.

WORKSHOP/GARAGE

19' 9" x 18' 10" (6.01m x 5.73m)

Of brick & tile construction with a roller door, light, power, windows and service door. Door to the:

STORAGE AREA

19' 9" x 11' 7" (6.01m x 3.53m)

Having window and door to garden.

BARN/STORE

Of brick & tile construction with a stable style entrance door.

THE PLOT

The property occupies a plot of approximately 1.20 acres, 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 and water connected. Drainage is to a septic tank. Heating is via electric storage heaters and the property is double glazed. The current council tax is band C.





AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.





An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





 **NEWTON FALLOWELL**

Ground Floor

Approx. 114.1 sq. metres (1227.7 sq. feet)



First Floor

Approx. 105.2 sq. metres (1132.4 sq. feet)



Total area: approx. 219.3 sq. metres (2360.1 sq. feet)



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