



Linden House, Poppy Pole Lane

Stickford, Boston

OPEN TO OFFERS – A Rare Opportunity – Spacious Detached Home with Stunning Countryside Views – Cash buyers only

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

EPC Environmental Impact Rating: C



 **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.

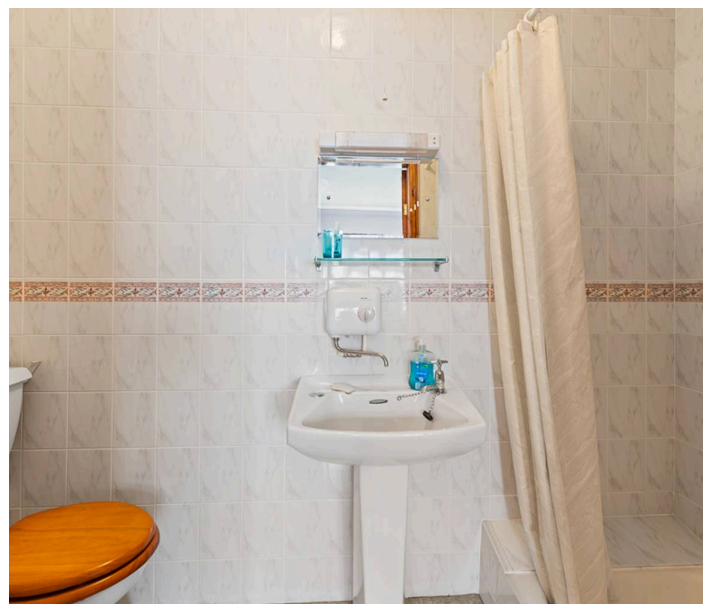
BEDROOM FIVE

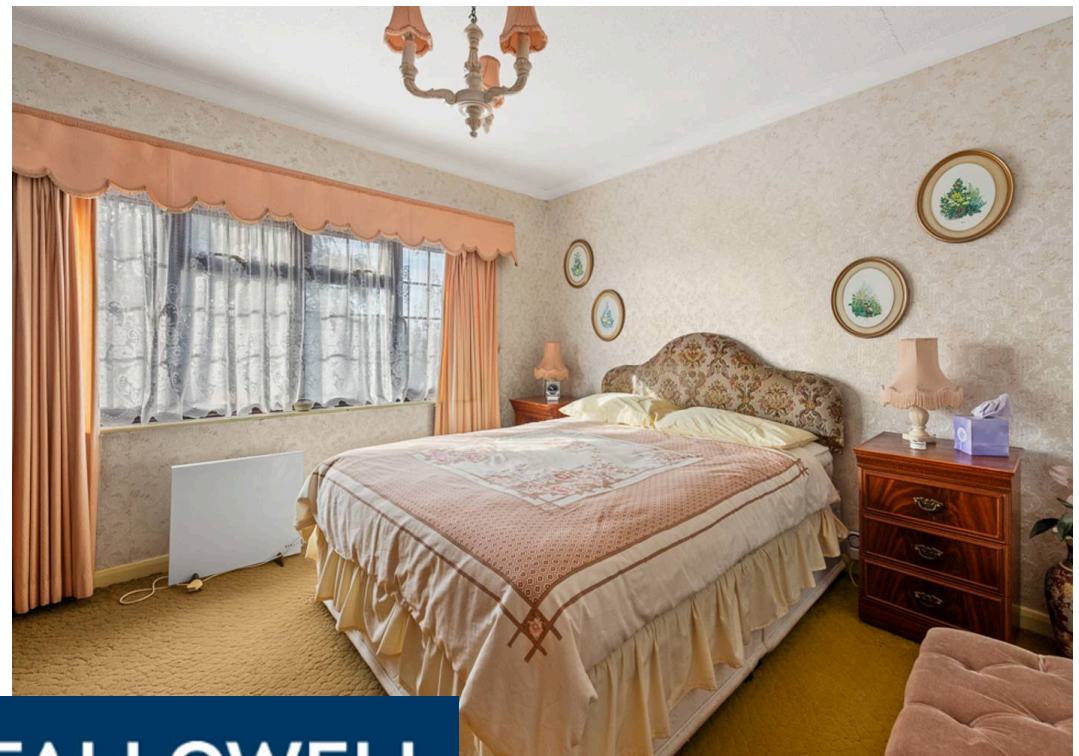
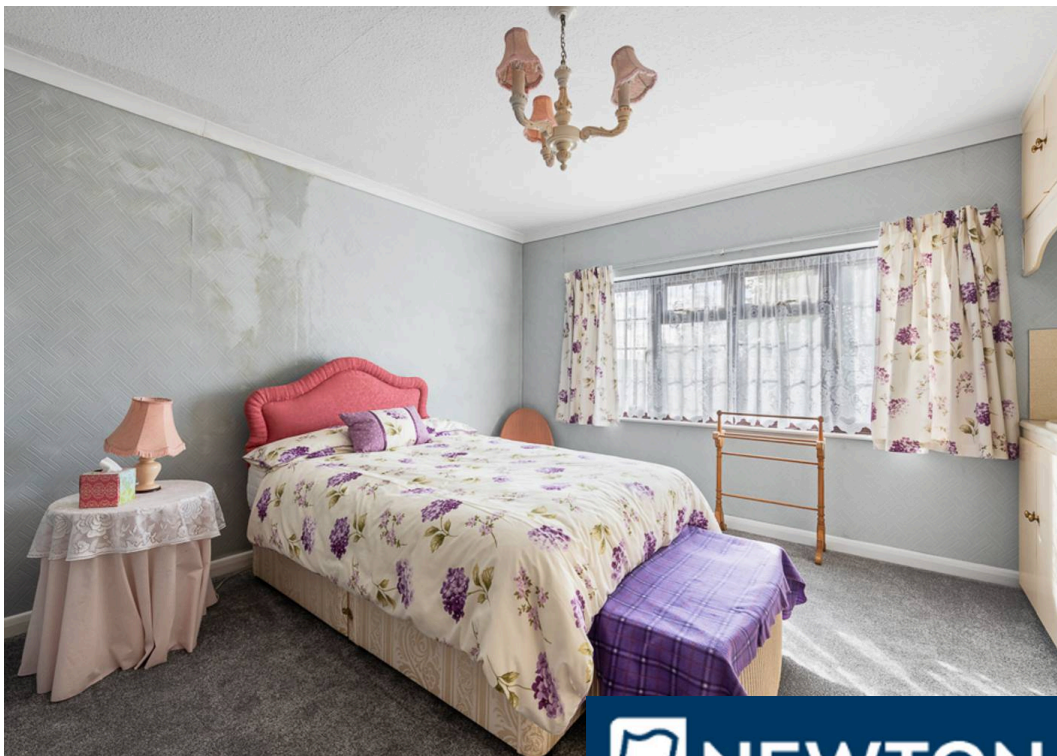
11' 0" x 7' 9" (3.35m x 2.35m)

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.

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.





 **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)

Newton Fallowell Estate Agents

Newton Fallowell, 42 High Street - PE23 5JH

01790755222 • spilsby@newtonfallowell.co.uk • www.newtonfallowell.co.uk/spilsby

