



**£249,950**

The Elms, Hall Lane, Stickney, Boston, Lincolnshire PE22 8BA

**SHARMAN BURGESS**



**The Elms, Hall Lane, Stickney, Boston,  
Lincolnshire PE22 8BA  
£249,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With front entrance door with obscure glazed side panel with recessed ceiling lighting access to the loft space and thermostat for the under floor heating. Walk in airing cupboard with hot water tank, manifold's for the under floor heating and recessed ceiling lighting.

A brand new detached bungalow situated in the popular village of Stickney, offering great accommodation throughout and benefitting from features including Oak internal doors, underfloor heating, bio-fold doors and integrated appliances within the kitchen. Accommodation comprises a good sized entrance hall with three bedrooms arranged off and en-suite to bedroom one as well as a four piece family bathroom. To the rear of the bungalow you enter a large open plan living space comprising a kitchen area and room for seating and dining, with two sets of bi-fold doors leading to the rear gardens, part vaulted ceiling and utility with additional cloakroom. The property is offered for sale with NO ONWARD CHAIN and prospective purchasers are urged to view in order to fully appreciate the quality of this bungalow.



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### OPEN PLAN LIVING AREA

29' 1" x 24' 11" (8.86m x 7.59m)

Incorporating living, dining and kitchen areas.

With the living area having two windows to the side aspect, part vaulted ceiling with Velux windows and bi-folds leading into the garden.

The modern kitchen benefits from tiled floor, wooden work surfaces with inset sink and mixer tap with a range of base level storage units, pan drawers and matching eye level wall units. Integrated oven and grill, four ring induction hob, integrated dishwasher, integrated fridge and freezer, bi-fold doors lead to the rear garden, recessed ceiling lighting and wall mounted illuminated fume extractor.

### UTILITY ROOM

Having a continuation of the tiled floor, countertop with stainless steel sink and drainer with mixer tap. Base level storage unit with plumbing for automatic washing machine. Thermostat for underfloor heating, extractor fan, recessed ceiling lighting, obscure glazed window to the side aspect, door to:-

### CLOAKROOM

With tiled floor, wc, corner wash hand basin with mixer tap and vanity unit. Recessed ceiling lighting and extractor fan.

### BEDROOM ONE

13' 5" x 9' 8" (4.09m x 2.95m)

Having dual aspect windows to the front and side, recessed ceiling lighting and thermostat for the under floor heating.



**SHARMAN  
BURGESS** Est 1996

### EN-SUITE SHOWER ROOM

Comprising a three piece suite with wc with concealed cistern, wash hand basing with mixer tap and vanity unit. Shower cubicle with wall mounted mains fed shower, handheld shower attachment and fitted shower screen. Tiled floor, fully tiled walls, heated towel rail, recessed ceiling lighting and obscure glazed window to the side aspect.

### BEDROOM TWO

11' 7" x 8' 7" (3.53m x 2.62m)

Having window to the front aspect, thermostat for the under floor heating and recessed ceiling lighting.

### BEDROOM THREE

9' 0" x 8' 7" (2.74m x 2.62m)

Having window to the side aspect, thermostat for under floor heating, recessed ceiling lighting and built in wardrobe housing the fuse box for the electrics.

### FAMILY BATHROOM

Comprising a four piece suite with wash hand basin with vanity unit and mixer tap, wc with concealed cistern. Panelled bath with mixer tap and separate shower cubicle with wall mounted mains fed shower with handheld shower attachment and fitted shower screen. Tiled floor, fully tiled walls, extractor fan, shaver point, recessed ceiling lighting, heated towel rail and obscure glazed window to the side aspect.

### EXTERIOR

The property sits in a corner plot with drop kerb leading to a gravel driveway providing parking. Paved pathway leading to a storm canopy with lighting leading to the front entrance door.

To the rear the property benefits from a paved patio seating area leading to the remainder of the garden being predominantly laid to lawn with the garden being enclosed and being served by power and lighting.

### SERVICES

Mains electricity, water and drainage are connected. The property is served by an air source heat pump and under floor heating.

### REFERENCE

240725/29295958/SCO





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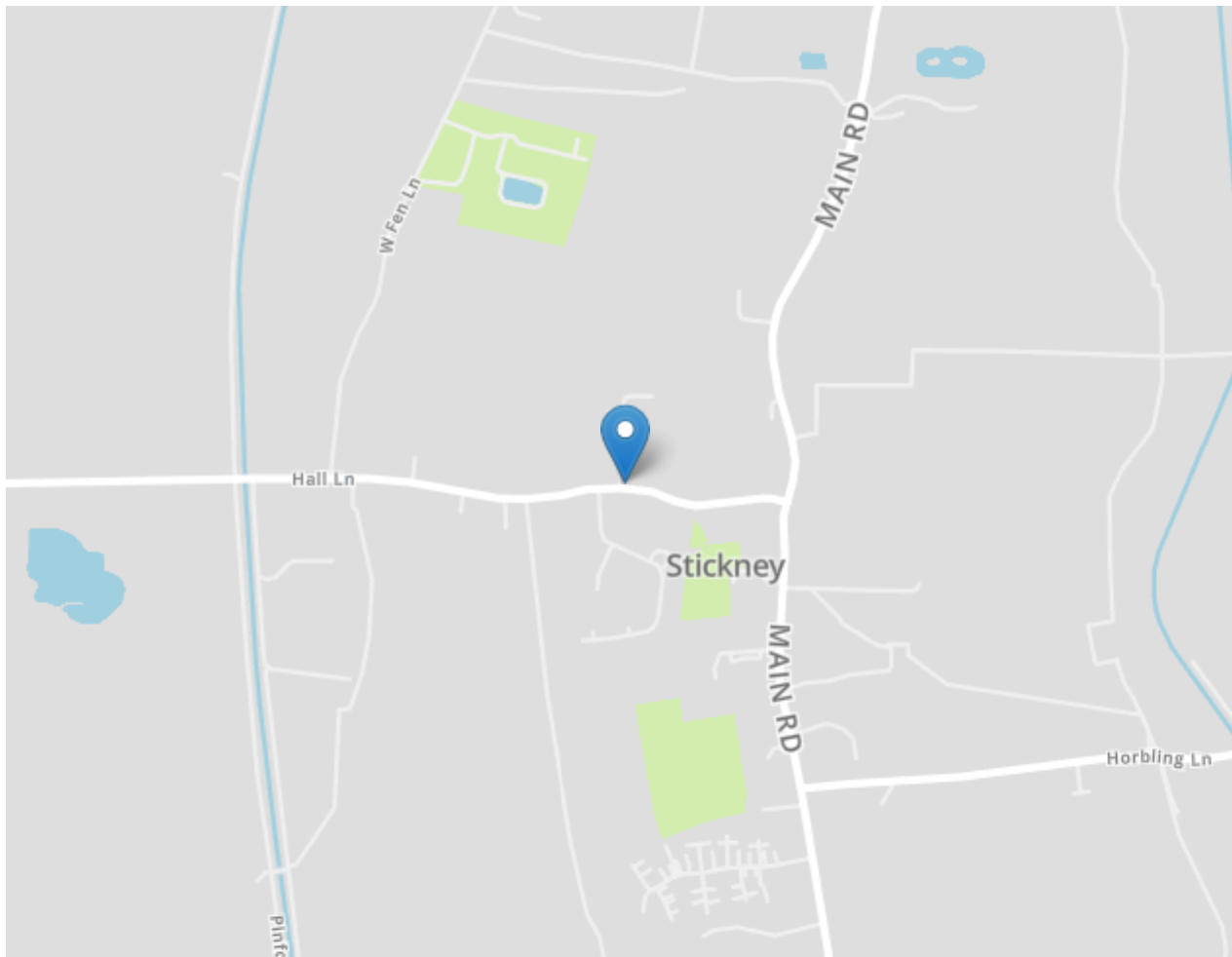
## AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.

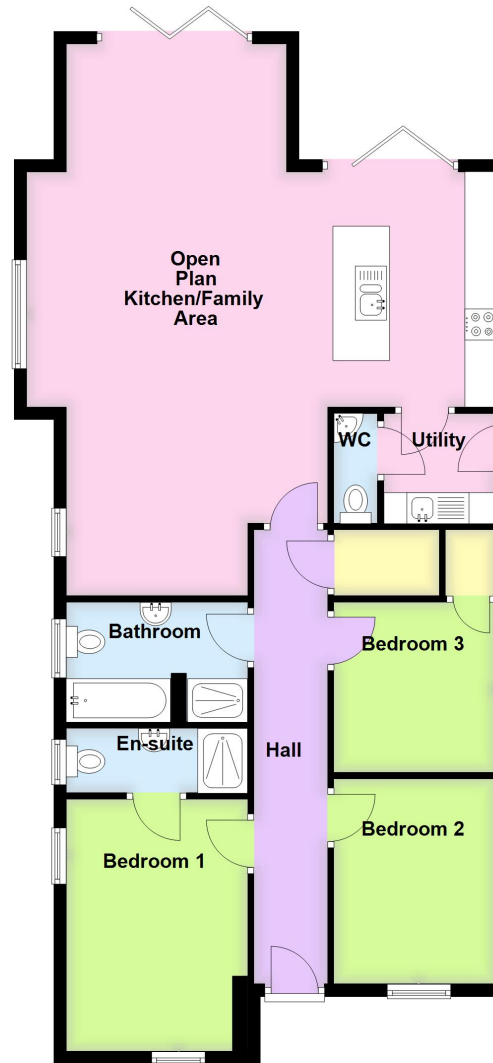


**SHARMAN BURGESS**



# Ground Floor

Approx. 103.3 sq. metres (1112.0 sq. feet)



Total area: approx. 103.3 sq. metres (1112.0 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		