



£445,000

3 Dairy Close, Stickney, Boston, Lincolnshire PE22 8EE

SHARMAN BURGESS



We are proud to present this select development of stunning detached Executive style family homes to the market, in a private cul-de-sac of just four properties situated on the edge of this popular village. Each property is finished to a high standard of specification and features four generous bedrooms, two of which have en-suite shower rooms, fully fitted kitchens and utility rooms with quartz worktops, study/playroom and block paved driveways with large double garages having extra high roller shutter doors.

ACCOMMODATION

ENTRANCE HALL

With staircase leading off.

CLOAKROOM

LOUNGE

14' 7" x 12' 5" (4.45m x 3.78m)

STUDY/PLAYROOM

9' 6" x 8' 2" (2.90m x 2.49m)

OPEN PLAN LIVING DINING KITCHEN

31' 5" x 12' 6" (maximum) narrowing to 10' 4" (minimum) (9.58m x 3.81m (maximum) narrowing to 3.15m)

Having colour coded aluminium framed bi-fold doors leading to patio and rear garden.

UTILITY ROOM

9' 11" x 8' 0" (3.02m x 2.44m)

With integral door to garage.

STAIRS AND LANDING

With large built-in storage cupboard, radiator, access to roof space.

MASTER BEDROOM (FRONT)

13' 3" x 12' 11" (maximum) (4.04m x 3.94m)

With radiator.

EN-SUITE SHOWER SCREEN

7' 7" x 5' 1" (2.31m x 1.55m)

BEDROOM TWO (FRONT)

11' 6" x 9' 10" (excluding door recess) (3.51m x 3.00m)

With radiator.

EN-SUITE SHOWER ROOM

10' 0" (maximum) x 4' 7" (3.05m x 1.40m)

BEDROOM THREE (REAR)

13' 11" x 11' 0" (excluding door recess) (4.24m x 3.35m)

With radiator.

BEDROOM FOUR (REAR)

10' 8" x 10' 0" (3.25m x 3.05m)

With radiator.

FAMILY BATHROOM

9' 7" x 6' 11" (2.92m x 2.11m)

EXTERIOR

A block paved driveway provides parking space in addition to access to the: -

ADJOINING DOUBLE GARAGE

20' 0" x 19' 3" (6.10m x 5.87m)

With electric remote roller shutter door.

A fenced rear garden features a good sized porcelain tiled patio served by wall mounted exterior lighting, external power points and cold water tap, beyond which extends a turfed lawn.

SPECIFICATION

- Fitted kitchens and utility rooms having quartz worktops and Quooker taps in addition to fitted appliances comprising oven, hob and extractor, fridge freezer, dishwasher and wine cooler
- Air source heat pump
- 300mm insulated floor with under floor heating
- 500mm thick loft insulation
- Full fibre to house
- CAT 5E data cables through the house
- Cream uPVC framed sealed unit double glazed windows complemented by PVC soffit and fascias
- Stone sills and lintels
- Oak framed porch
- Porcelain paved patio and footpaths
- Electric car charging point

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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.

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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.

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