

£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 HALI

With staircase leading off.

CLOAKROOM

LOUNGE

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

STUDY /PLAVEOOM

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)

 $11'6" \times 9'10"$ (excluding door recess) (3.51m \times 3.00m) With radiator.

EN-SHITE SHOWER ROOF

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

BEDROOM THREE (REAR)

 $13'11" \times 11'0"$ (excluding door recess) $(4.24m \times 3.35m)$ With radiator.

BEDROOM FOUR (REAR)

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

With radiator.

FAMILY BATHROON

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

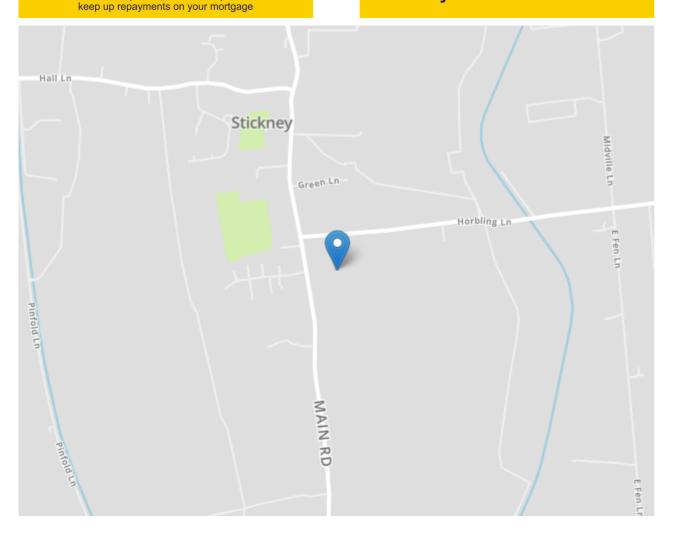
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