



27 Horbling Lane, Stickney

£185,000



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**Willsons**  
SINCE 1842

27 Horbling Lane  
Stickney  
Lincolnshire, PE22 8DG

### "AGENT'S COMMENTS"

*INVESTORS / CASH BUYERS ONLY* A well-situated property on a residential road in the popular village of Stickney. Sitting slightly back from the road with an attractive dual-kerb access horseshoe block paved driveway, the property benefits from high ceilings, oil fired central heating and uPVC double glazing throughout, with feature bay windows to the front. There is a good sized garage, several outbuildings and large garden with open views to the rear. No Onward Chain

### LOCATION

Stickney is a popular village situated at the centre of the Lincolnshire Fens, 9 miles north of Boston, 8 miles south of Spilsby. The village benefits from a fish & chip shop, fuel station and garage, village shop, mobile post office, church, doctor's surgery and a primary school (Stickney Church of England Primary School) and secondary school (William Lovell Church of England Academy). The village has a horse riding school, fishing lake, pet groomers and Wildlife Park close by and is host to a regular car boot sale. The main road through the village is serviced by a bus route between Spilsby and Boston.



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<https://www.willsons-property.co.uk>

### Entrance Hall

13'8" x 2'11" to 4'0" max (4.18m x 0.90m to 1.22m max)

With uPVC double glazed entrance door, radiator, loft hatch and access to lounge, bedrooms and dining room.

### Living Room

11'10" x 11'11" max (3.63m x 3.65m max)

South facing bay window with views to the front of the property and feature stained glass panels, two radiators, picture rails to all walls and chimney breast with tiled fireplace.

### Bedroom 1

12'0" x 10'11" (3.66m x 3.33m)

Bay window to front of the property with feature stained glass panels above, two radiators, small area of chimney breast with alcoves to either side and picture rails.

### Bedroom 2

10'5" x 8'9" (3.19m x 2.69m)

Window to the side aspect, radiator, two full height built-in storage cupboards and picture rails.

### Kitchen

12'9" x 6'2" (3.91m x 1.90m)

With built-in kitchen units, space for under-counter fridge and washing machine, external door with half glazed side panels providing access to drive and rear of property, window overlooking the garden, stainless steel sink with mixer tap and draining board, built-in cooker, hob, extractor fan and radiator.

### Dining Room

12'4" (15'0" max) x 11'5" (3.77m (4.58m max) x 3.5m)

With window to side and rear aspects, radiator, full height storage to side of chimney breast which houses oil fired central heating boiler and one internal wooden window to the kitchen.

### Shower Room

8'10" x 4'11" max (2.70m x 1.50m max)

Shower enclosure with Triton electric shower, washbasin with mixer tap, extractor fan, window and walls tiled to full height leading to WC with independent door and small window. Large storage cupboard housing hot water tank with shelving and large airing cupboard above.

### Garage

25'3" x 12'2" ( 7.71m x 3.71m )

Of breeze block construction with brick fascia benefitting from up and over garage door and security light, electric and lighting, wooden fascia boards and guttering to water butts. Pedestrian access to boundary side of the garage and wooden personnel door leading to garden.

### Out Buildings

6'6" x 9'10" approx. (2m x 3m approx.)

With wooden doors comprising two areas of storage and an outside WC benefitting from electric and lighting. Outside has a water tap and small greenhouse with a wooden archway leading to large garden.

### Gardens

A large open garden benefitting from all day sunshine set to lawn with mature shrubs and trees, small pond with waterfall feature, low level fence to either side boundary and attractive open views over pasture land to the rear.

### Exterior

A well situated property with a horseshoe driveway with dual kerb access, ample parking and large single garage. The boundaries are defined by a wooden fence to the left and low brick wall to the right. The front garden borders are set to plants, mature shrubs and trees.

### Tenure and Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity, water and drainage are connected to the property. The property has an oil tank to provide central heating.

### Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of E. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 4537-8420-7309-0410-1226

### Directions

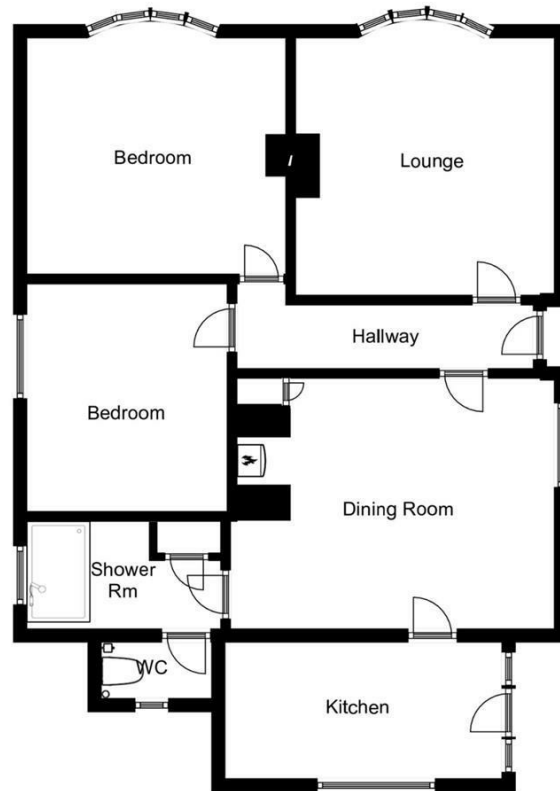
The property is accessed off the main A16 Spilsby to Boston Road, on entering Stickney Village turn into Horbling Lane also signposted for Lincolnshire Wildlife Park and continue circa 250 metres. The property is on the left hand side of the road. What3Words [///discussed.suitably.tricky](https://www.what3words.com/)

### Viewing

Viewing is strictly by appointment with the Alford Office at 124 West Street, Alford, Lincolnshire, LN13 9DR.

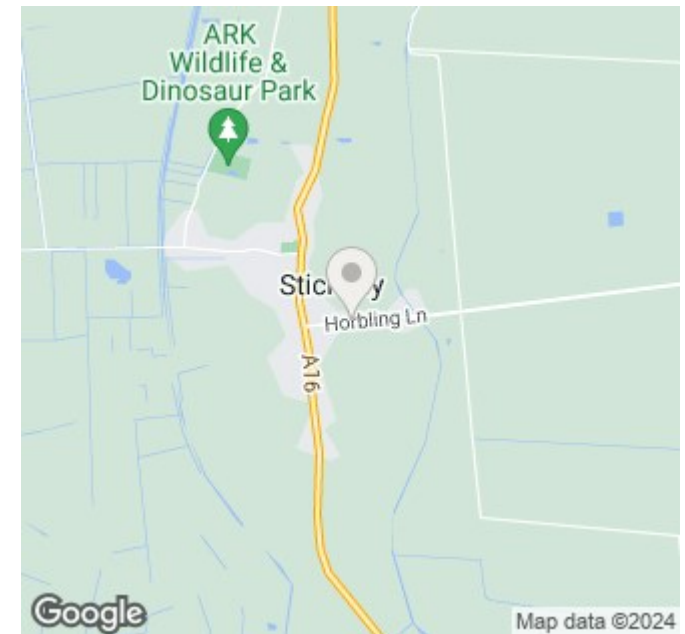


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**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

