



Willsons  
SINCE 1842

Gate House, Midville, Stickney

£290,000



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Gate House, Midville,  
Stickney, Boston,  
Lincolnshire, PE22 8DT

### "AGENT'S COMMENTS"

*This recently renovated former railway gatehouse is situated in a wonderful rural location with few neighbours and expansive countryside views. Benefiting from newly installed uPVC double glazing and composite front door, dual aspect kitchen, living room with multi - fuel log burner and extended private garden to the rear. Offering oil fired central heating and no onward chain.*

### LOCATION

*Situated to the east of the village of Stickney, being 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, with both a primary school and secondary school. 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.*



# Willsons

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

## Front of Property

With five-bar gate onto gravel driveway extending to the left-hand side of the property, pedestrian gate to the concrete slab pathway leading to the front door, access to both sides of the property, garden set primarily to lawn with mature shrubs and boundaries of hedging and fencing.

## Entrance Hall

3'3" x 3'7" (1.0 x 1.1m)

With composite front door with feature glass panel, radiator, window to the side of the property and wooden flooring.

## Living Room

13'5" x 13'1" max (4.1m x 4.0m max)

Dual aspect room with chimney breast wall, multi-fuel log burner into chimney breast recess with tiled hearth, radiator, under-stairs storage cupboard (1.8m x 0.8m), windows to side and front of the property and wooden flooring.

## Kitchen

17'0" x 9'10" (5.2m x 3.0m)

Dual aspect room with wall and base units, ceramic sink with 1.5 bowls, mixer tap and drainer, wooden work tops, space for freestanding electric cooker with extractor over, space and plumbing for washing machine and dishwasher, feature lighting, tiled splashback, radiator, windows to either side of the property and tiled flooring.

## Rear Hallway

6'2" x 3'11" (1.9 x 1.2)

With radiator, wooden door with decorative glazed panel to the rear garden and tiled flooring.

## Bathroom

7'6" x 6'2" (2.3m x 1.9m)

With shower enclosure and electric shower, WC, wash basin, radiator, window to the rear of the property and tiled flooring.

## Pantry

6'2" x 3'3" (1.9m x 1.0m)

With built-in shelving and low-level window to the side of the property.

## Landing

4'3" x 2'7" (1.3m x 0.8m)

'L'-shaped landing with carpeted flooring.

## Bedroom One

13'9" x 10'2" (4.2m x 3.1m)

With ornamental fireplace, high level vaulted ceilings, radiator, full-height storage cupboard over the stairs (1.3m x 0.8m) with built-in shelving, radiator, window to the front of the property and carpeted flooring.

## Bedroom Two

11'5" x 9'2" (3.5 x 2.8)

With ornamental fireplace, built-in storage cupboard (0.9m x 0.4m), high level vaulted ceilings, window to the rear of the property and carpeted flooring.

## Bedroom Three

7'2" x 9'10" max (2.2m x 3.0m max)

"L"-shaped room with radiator, loft access, window to the rear of the property and carpeted flooring.

## Rear Garden

With uninterrupted rural aspects set to lawns with raised area of decking adjacent to the property, slab patio area, wooden garden shed on concrete base, external oil-fired heating boiler, newly installed oil tank, gravel driveway leading to the left and wide access to the right-hand side of the property, with boundaries of hedging and fencing.

## Tenure and Possession

The property is Freehold with vacant possession upon completion.

## Services

We understand that main electricity and water are connected to the property. Heating is via an oil-fired central heating system. Drainage is understood to be to a private system.

## 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: 0545-3008-4208-4439-6204

## Directions

From the main A16 between Boston and Louth, at the village of Keal Cotes take Fen Road eastwards, taking the second right into Black Drove, continuing over the junction and small humped bridge. The property can be found on the right after 585m.

What3words://tokens.skinny.overdone

## Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.



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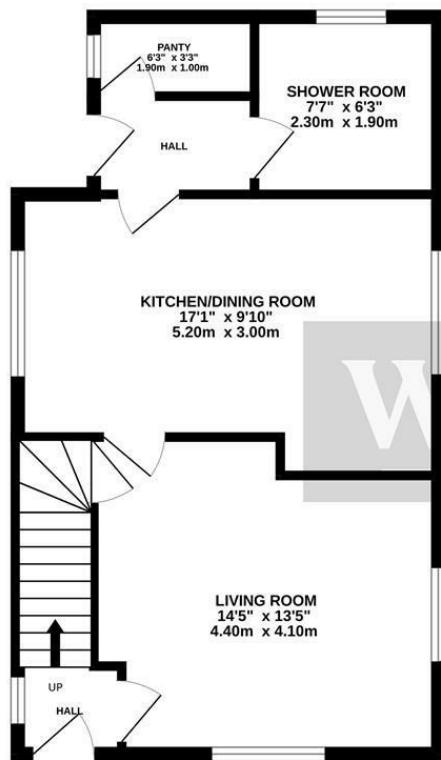


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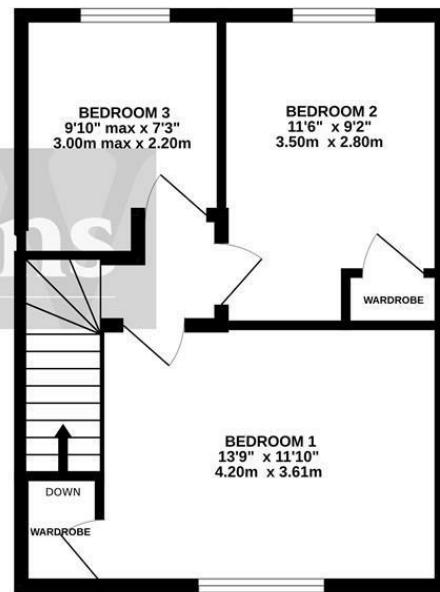


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FLOORPLAN Not to scale – For identification purposes only

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**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.

