



Mik-I, Cul De Sac, Stickford

£289,950



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**Willsons**  
SINCE 1842

Mik-I, Cul De Sac,  
Stickford, Boston,  
Lincolnshire, PE22 8EY

### "AGENT'S COMMENTS"

*This property offers master bedroom with en-suite, utility room, dining room, integral garage, gardens and patio to the front and rear, driveway and open field views. Benefiting from uPVC double glazing throughout, oil fired central heating and no onward chain, this property is situated on quiet no-through road in the rural village of Stickford.*

### LOCATION

*Stickford is a village situated at the centre of the Lincolnshire Fens offering a pub, church and an active community centre. Just two miles to the south is the village of Stickney. This 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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## Front of Property

Set to lawns with gravelled driveway, borders of flowers and shrubs, small trees, concrete pathways leading to the front and sides of the property and property boundaries of hedging and fencing.

## Entrance Hallway

'L' shaped hallway with uPVC front door and partially glazed panel, loft hatch, full height storage cupboard (1.2m x 0.4m), radiator and carpeted flooring.

## Kitchen

12'5" x 12'1" (3.8m x 3.7m )

With a range of wall and base units, sink with mixer tap and drainer, integrated dishwasher, oven and grill, ceramic hob and extractor fan, partially tiled walls, radiator, windows to the front and side of the property and tiled flooring.

## Utility Room

10'2" x 7'2" (3.1m x 2.2m)

With base units, sink with mixer tap and drainer, tiled splashback, space and plumbing for washing machine, space and vent for tumble dryer, Worcester oil fired central heating boiler, external door to the rear and tiled flooring.

## Living Room

15'8" x 12'5" (4.8m x 3.8m )

With chimney breast wall with multi fuel stove, hearth and mantle, radiator, wall lighting, window to the rear of the property and carpeted flooring.

## Dining Room

10'5" x 7'10" (3.2m x 2.4m )

Triple aspect room with radiator, wall lighting, windows to the front and side of the property, sliding patio door leading to the garden and carpeted flooring.

## Master Bedroom

13'5" max x 9'10" (4.1m max x 3.0m )

With radiator, window to the rear of the property and carpeted flooring.

## En-Suite

5'2" x 8'6" (1.6m x 2.6m )

With WC, wash basin, shower enclosure with direct feed shower, extractor fan, partially tiled walls, window to the rear of the property and carpeted flooring.

## Bedroom Two

9'6" x 10'9" (2.9m x 3.3m )

With built-in wardrobes (0.5m x 1.5m), radiator, window to the front of the property and carpeted flooring.

## Bedroom Three

9'6" x 7'10" (2.9m x 2.4m )

With built-in wardrobe (0.5m x 1.3m), radiator, window to front of the property and carpeted flooring.

## Bathroom

10'2" max x 7'6" (3.1m max x 2.3m )

With WC, wash basin, shower cubicle with direct feed shower, bath, shaver socket, extractor fan, partially tiled walls, window to the rear of the property and carpeted flooring.

## Integral Garage

17'8" x 9'10" (5.4m x 3.0m )

With up-and-over garage door, fuse box, power and lighting, workbench, tap and concrete flooring.

## Rear Garden

Set to lawns with areas of patio, vegetable plot, fruit bushes, garden shed, green house, oil tank, outside lighting, concrete pathways to the sides of the property and property boundaries of fencing.

## Tenure & Possession

The property is Freehold with vacant possession upon completion.

## Services

We understand that mains electricity, water and drainage are connected to the property. There is an oil fired central heating system installed at the property.

## Local Authority

Council Tax Band 'C' 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 'D'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 9135-3425-5500-0705-0292

## Viewing

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

## Directions

The property is accessed off the main A16 Spilsby to Boston road, on entering Stickford village, turn into Fen Road, the straight on to The Cul-De-Sac, the property can be found on the right after 350m.

What3words://buddy.subplot.numeral



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The Cul-de-sac  
Stickford  
Boston  
PE22 8EY



### 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.

