



# CHOICE PROPERTIES

## *Estate Agents*

Holly Cottage Fen Road,  
Boston, PE22 8EX

Price £290,000



Choice Properties are delighted to present this charming four bedroom detached cottage, situated in the sought-after village of Stickford. Originally two farm cottages, the property has been thoughtfully converted into a single spacious home, retaining plenty of character and charm. This property offers modernisation throughout, including a fitted kitchen, modern shower room, mains drainage, oil central heating, outside combi boiler and re-wiring. Set within a large private, enclosed plot, the garden surrounds the property, offering a peaceful outdoor space. Further benefits include a double garage and gated driveway. Early internal viewing is highly recommended to fully appreciate all that this unique home has to offer.

## **Reception Room**

11'10"x18'3"

Light and airy sitting room benefiting from double aspect windows including single glass door to front aspect and fitted with log burner set in a brick mantle, TV aerial and telephone point.

## **Kitchen/ Dining Room**

12'6"x13'6"

Fitted with a range of wall and base units with worktop over, one bowl sink with drainer and mixer tap, induction hob and electric oven with extractor hood over, ample space for a dining table and laminate flooring. Doors to the Utility Room and Pantry. French doors leading to the front of the property.

## **Utility**

5'7"x5'9"

Fitted with extractor fan, space and plumbing for a washing machine, laminate flooring leading to ;-

## **Shower Room**

5'5"x7'9"

Fitted with a three piece suite comprising a shower cubicle with mermaid boarded walls and mains fed shower head over, hand wash basin with single mixer taps; built into vanity, WC.

## **Dining Room / Bedroom**

11'10"x11'1"

Front facing double bedroom with a TV aerial ;-

## **Landing**

8'6"x6'6"

Radiator. Access to ;-

## **Bedroom 1**

12'0"x11'2"

Front facing double bedroom fitted with radiator ;-

## **Bedroom 2**

11'4"x11'2"

Front facing double bedroom fitted with radiator ;-

## **Bedroom 3**

10'0"x6'8"

Rear facing bedroom ;-

## **Bedroom 4**

7'3"x6'6"

Rear facing bedroom fitted with radiator;-

## **Garden**

Timber gates give access to the large paved driveway providing ample space for vehicles. The large lawned garden surrounding the property.

## **Double Garage**

With double opening up and over doors, power and lighting.

### **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C

### **Tenure**

Freehold

### **Viewing Arrangements**

Contact Choice Properties on 01507 462277

### **Opening Hours**

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

### **Making An Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

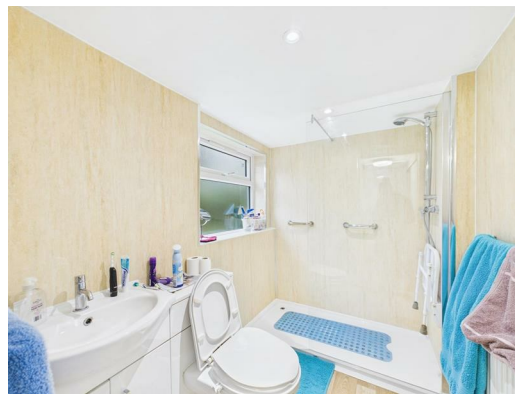
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



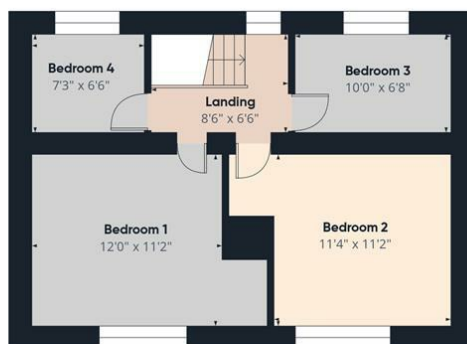








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1103 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# Directions

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

