



£320,000

Plot 30 The Navenby, Stickney Meadows, Stickney, Boston, Lincolnshire, PE22 8AF

NEWTONFALLOWELL



Stickney Meadows, Stickney
Boston, Lincolnshire, PE22 8AF
£320,000 Freehold

KEY FEATURES

- * Detached bungalow
- * Three bedrooms
- * High specification
- * Rear garden
- * Garage
- * Ample off-road parking

A brand new detached bungalow on an exciting new development. Situated in the popular village of Stickney with easy access to the A16 and close to local amenities including a post office, doctors surgery, primary & secondary schools, etc. Having accommodation finished to a high specification and comprising: entrance hall, cloakroom, living room, dining kitchen, utility room, master bedroom with en-suite, two further bedrooms and family bathroom. Outside the property has a front garden, a driveway providing off-road parking, a garage and an enclosed rear garden.



NEWTONFALLOWELL 

THE NAVENBY

Situated at the gateway to the Wolds within this idyllic village of Stickney these detached Bungalows are built to a high specification and being part of the Stickney Meadows development and the community of this development will enable the owner to feel part of something significant and different. This three bedroom detached traditional brick bungalow with part render finish giving a look of distinction and sophisticated detailing, open kitchen and dining, separate utility, en-suite master bedroom, central separate cloakroom.

Bay windows to the front and full aspect glazing to the rear give this property an unparalleled feel of space for such a property, being of traditional build the substantial quality and workmanship can be seen before entering the property which is ultimately complemented by the external space and finishes afforded to the property. A functional chimney installation enables that homely log burner installation should you wish for those winter days.

The significant family kitchen dining room is the heart of this individual home which offers modern living with traditional design with plenty of storage complemented by a separate utility room. French doors open to the enclosed rear garden from the kitchen diner enabling yet more possibilities to bring the outdoors in to this fantastic home when those times dictate. Off the kitchen sits the utility room and the central hall giving a substantial feel to this characterised property. A cloakroom complete with vanity unit complements the functionality of this property with underfloor heating throughout all of which is generated via the state of the art air source heat pump technology and remote Hive type controls to give that extra flexibility of living in today modern world. Mechanical ventilation heat recovery installation has been installed to ensure the air quality inside the properties is both fresh and as economically functional as possible. This feature also adds additional security benefits. Complementing the modern nature of the characterised property is the functionality of the high speed broadband and again ensuring the property has been designed for life.

Off the hallway sits a well-proportioned en-suite master bedroom complete with walk in shower. Two further spacious bedrooms, a double and a single bedroom and the main bathroom, with separate shower, complete this welcoming family home.

The home also benefits from a garage and off-street parking for two vehicles which ensures the feel of the Stickney Meadows is one of space and country living in a modern community environment. From the front garden of the property you are on the doorstep of the Wolds where you can explore the great outdoors and the lifestyle that this can bring or more locally the community of Stickney Meadows having its own green space for those community days.



ACCOMMODATION

ENTRANCE HALL

LIVING ROOM

15'1" x 13'1" (4.60m x 3.99m)

DINING KITCHEN

15'1" x 14'4" (4.60m x 4.37m)

UTILITY ROOM

10'8" x 5'4" (3.25m x 1.63m)

CLOAKROOM

5'4" x 4'0" (1.63m x 1.22m)

MASTER BEDROOM

14'8" x 11'4" (4.47m x 3.45m)

EN-SUITE

11'1" x 3'6" (3.38m x 1.07m)

BEDROOM TWO

12'7" x 10'6" (3.84m x 3.20m)

BEDROOM THREE

10'6" x 8'11" (3.20m x 2.72m)

FAMILY BATHROOM

9'5" x 7'0" (2.87m x 2.13m)



SERVICES

Properties in Stickney Meadows benefit from underfloor heating in each room on every floor. The underfloor heating is piped directly from the properties central heating system and is the most efficient way to heat a modern home. The absence of internal radiators also maximises room space giving you flexibility when designing your internal living space. All properties benefit from Hive controlled air source heat pumps that absorb the heat from the outside air which is then used to power your underfloor heating systems and hot water in your home.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100 / 01790 755222.

LOCAL AREA

Local transport is catered for with regular bus services along the A16 to all major towns and easy car access via the A16 to the main road network in Lincolnshire. A local bus stop is approximately 100m from the entrance of Stickney Meadows.

Stickney is located in the East Lindsey District which is a safe and affordable place to live. Crime statistics are much lower than the national average and offers peace of mind when moving into the community. The local primary school was rated good by Ofsted in the last inspection of 2017. The nearest major Town of Boston is a growing community with a wide range of retail and leisure options. Information about Boston can be found here <http://www.visitbostonuk.com>.

The coastal resort of Skegness is a little over 17 miles away with safe clean beaches and a wide range of leisure facilities to enjoy. So, with a fantastic local community, excellent transport links, good schools and educational establishments Stickney offers a rural retreat of the highest quality.

AGENT'S NOTES

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Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01205 353100.



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