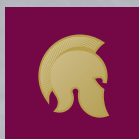




STICKNEY MEADOWS

LINCOLNSHIRE

THE KIRMINGTON



LINDENSUM

LOCAL AREA

Stickney is located in the Lincolnshire Fens 8 miles north of Boston and 10 miles southeast of the Wolds town of Horncastle. Whilst in a rural location the village is served by the main A16 road which runs through the village. Stickney has been a village since 1086 and is mentioned in the Domesday Book. It has a 13th Century Grade II listed Parish Church and families are well served by the local Church of England Primary School and the William Lovell Church of England Academy. Lincolnshire also benefits from Grammar School Education with Stickney located closely to those in Boston, Horncastle and Skegness.

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.

GREEN LIVING

SAVE MONEY AND THE ENVIRONMENT

The Stickney Meadows properties use state of the art heating systems to help you live greener and save money, all with a complementary 7 year guarantee.



STICKNEY MEADOWS

Stickney Meadows is a brand new development of 3 bed semi-detached, 3 bed detached, 3 bed bungalow and 4 bed detached properties built to the very highest standards.

Located directly off the main road Stickney Meadows is a development of 50 individual homes with character, style, security and green credentials designed in as standard. All our properties meet the secure by design standard, have underfloor heating to all floors, Hive type controlled central heating systems all powered by a state of the art air source pump system. All homes come with garages and designated off street parking to retain the feel and character of this unique rural retreat.

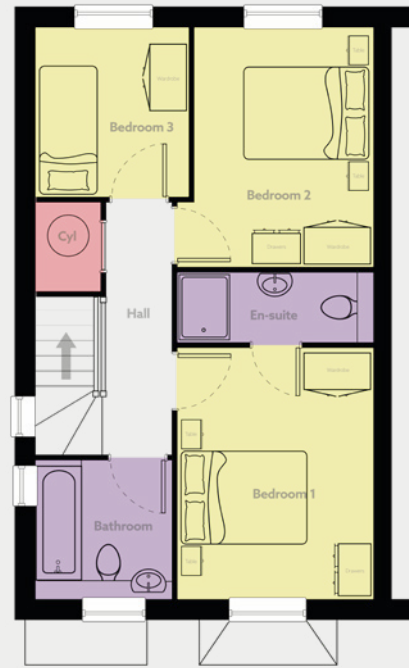


INTRODUCING THE KIRMINGTON

**Traditional built 3 bed semi detached, bay front, rear slide full aspect doors,
Ground floor cloakroom, master en-suite bedroom.**



FLOOR PLAN ONE



FLOOR PLAN TWO



GROUND FLOOR

Room	Size (mm) approx	Size (ft) approx
Living	3433 x 4764	11'2" x 15'6"
Kitchen/Dining	4960 x 3526	16'2" x 11.5"
W/C	1080 x 1579	3'5" x 5'1"

FIRST FLOOR

Room	Size (mm) approx	Size (ft) approx
Bedroom 1	2859 x 3664	9'3" x 12'0"
En-suite	2859 x 1000	9'3" x 3'2"
Bedroom 2	3600 x 2526	11'8" x 8'2"
Bedroom 3	2258 x 2484	7'4" x 8'1"
Bathroom	1998 x 2022	6'5" x 6'6"



Situated at the gateway to the Wolds within this idyllic village of Stickney these 3 bedroom semi-detached properties 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 yet affordable and invariable fantastic value.

Bay windows to the front and full aspect glazing to the rear give this property an unparalleled feel of space, 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.

The significant family kitchen dining room is the heart of this individual home which offers modern living with traditional design with plenty of storage.

Folding doors open to the enclosed rear garden, while off the kitchen sits the bay living space giving a substantial feel to this characterised property.

A ground floor 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's modern world.

Complementing the modern nature of the characterised property is the functionality of the high speed broadband, again ensuring the property has been designed for life.

Up the stairs sits a well-proportioned en-suite master bedroom with capabilities for built-in wardrobes. Two further spacious bedrooms, a double and a single bedroom and the main bathroom complete this welcoming family home.

The home also benefits from garage and off-street parking for two vehicles which ensure 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.



CONTACT US

For more information please contact Newton Fallowell
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