



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Ashdown

Hall Lane, Stickney, Boston. PE22 8BA

BELL



Ashdown, Hall Lane, Stickney

Ashdown is a spacious four bedroom bungalow occupying a good size plot offering considerable garden space, in the well serviced village of Stickney. Having remained in the family since construction in 1970, the property is excellently maintained and comes to market with no onward chain. The property has been extended to add dining / garden room and cloakroom, to breakfast kitchen, living room, four bedrooms and family bathroom.

Externally, the property provides ample off road parking for multiple vehicles, double garage and workshop, gardens to front and rear – the latter with summerhouse, store, pond, vegetable patch and further lawned orchard.

Within walking distance for most are the village shop / post office, doctors surgery and primary and secondary schools of Stickney; with public transport links to the towns of Boston and Spilsby (both with a full range of services and amenities). Stickney village is also home to a petrol station, fish and chip shop and further garage and other facilities.



ACCOMMODATION

Hallway having uPVC double glazed leaded door with coloured glass; plus obscure side panel; carpeted floor, radiator, loft access hatch, wall lights, telephone point and power points. Doors to accommodation including:

Living Room having uPVC double glazed windows to front and side aspects; electric fire inset to wood surround with mantle, wood flooring, radiators, TV point, inset ceiling spotlights and power points.



Breakfast Kitchen having uPVC double glazed window to side aspect; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to roll edge worktop with space and connections for upright fridge/freezer, under counter washing machine, dryer and dishwasher; Bosch oven and grill, induction hob beneath extractor canopy. Tiled floor, breakfast bar peninsula, radiator, ceiling light, telephone point and power points.

Rear Lobby with uPVC obscure double glazed door to side aspect; tiled floor, ceiling light. Doors to dining room and to:

Cloakroom with uPVC obscure double glazed window to side aspect; wash hand basin, low level WC, tiled floor, radiator, ceiling light and shaver socket.

Dining Room having uPVC double glazed sliding doors to rear and window to side with views over garden to pond and towards the church; wood flooring, radiator, TV point, ceiling light and power points.

Pantry with uPVC obscure double glazed window to rear aspect; tiled floor, wall shelves and ceiling light.

Family Bathroom having uPVC obscure double glazed window to rear aspect; panel bath with shower attachment, tiled surround, shower cubicle to corner with tiled surround, pedestal wash hand basin and low level WC. Tiled floor, radiator, ceiling light and extractor fan.

Bedroom Four having uPVC double glazed window to rear aspect; built in wardrobe storage space, wood flooring, radiator, ceiling light and power point.

Bedroom Three with uPVC double glazed window to rear aspect; wood flooring, radiator, ceiling light, telephone point and power points.

Bedroom Two with uPVC double glazed window to front and obscure window to side aspect; wood flooring, radiator, TV point, ceiling light and power points.





Bedroom One having uPVC double glazed window to front aspect; built in wardrobes with dressing table to centre, wood flooring, radiator, wall lights and power points.

OUTSIDE

The property is accessed to the front, over wide driveway entrance leading to brick paved space. There is a slate chipped bed alongside, the majority of the front garden laid to lawn, and facing south.

To the side of the bungalow is the concrete driveway, leading to the rear and providing ample off road parking for multiple vehicles. Continues to access the **Double Garage** with pair of electric roller shutter doors, personnel door to side, light and power. **Lean-to Workshop** with double doors to front, light and power is externally accessed to one side. Standing behind the garage is further lawned garden space with mature orchard to the side, providing further garden plus hard standing for greenhouse and stores. Accessed via paths running either side of the garage & workshop.

The rear garden is laid to lawn with established flowerbeds and trees throughout, a timber **Summerhouse** stands to one corner and wooden pergola to the rear. This leads through to the brick edge pond with accompanying flowerbeds, timber framed garden shed and former vegetable patch.

Please note we are informed that there is asbestos material within the ceiling to Bedroom Two. This is fully sealed and undisturbed. Further information can be provided if required.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: D

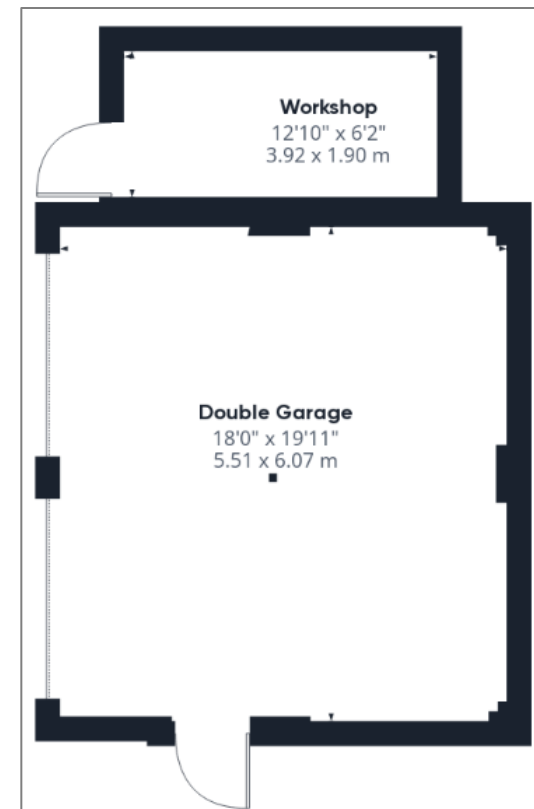
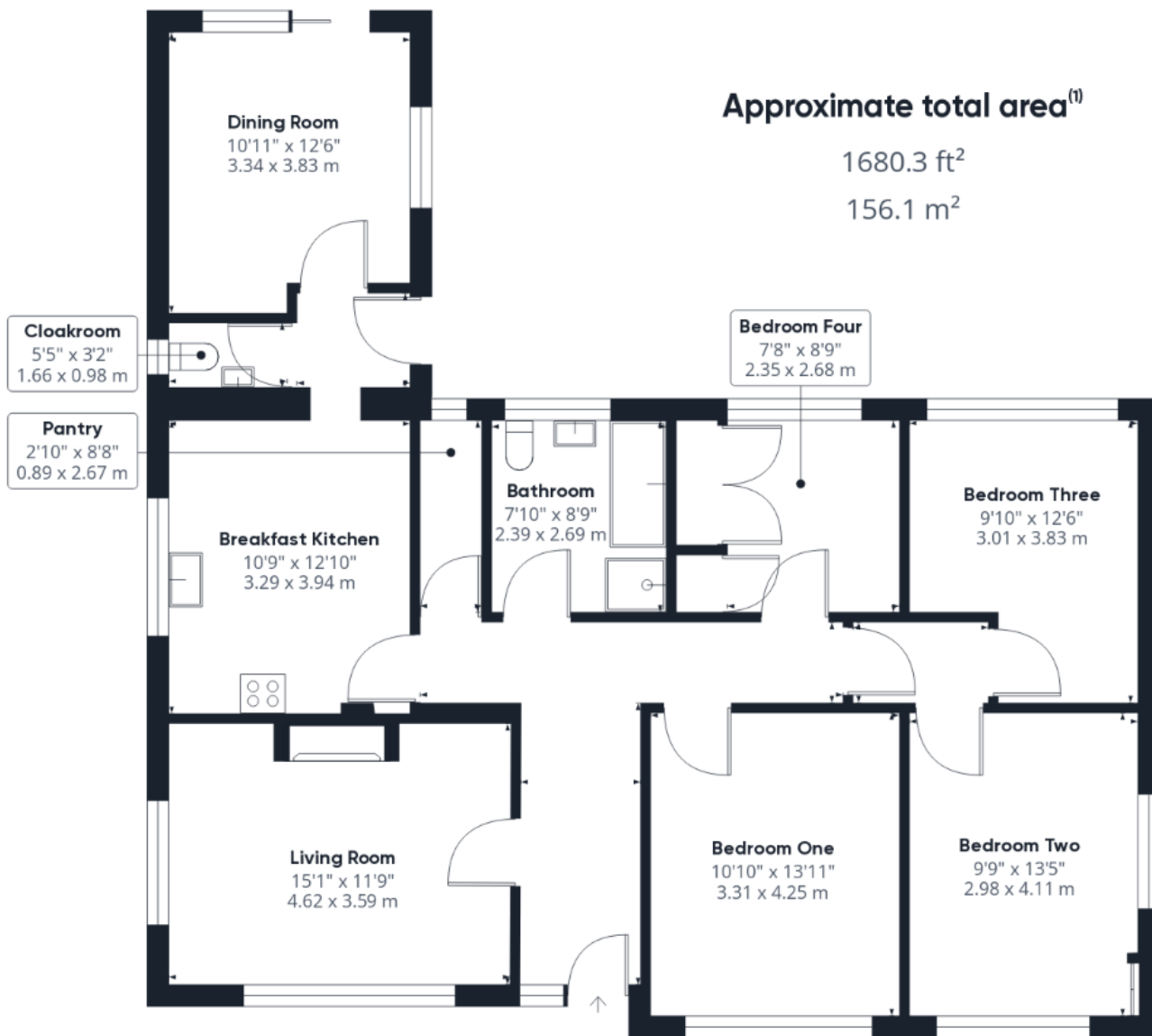
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 30.1.2024







(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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DISCLAIMER

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