



**Wydale House, Main Road**

Stickney, Boston, PE22 8AG







Wydale House a spacious four-bedroom family house with a potential annex, set in approx. a third of an acre (sts) in the popular village of Stickney.

Enjoying two front-facing reception rooms, the Southern side continuing through to a dining room space; the property is set with a well-appointed, modern kitchen, utility; and versatile games room with wetroom alongside (a potential annex space, subject to any necessary consents), backing onto the external brick store. The first floor provides four double bedrooms, and family bathroom. Driveway parking is laid out to the front and side, with a smaller lawned space at the front and large lawn at the rear, alongside a full-width patio.

The village of Stickney is home to both primary and secondary schools, a post office, doctors surgery, petrol station and garage, fish and chip shop.

## ACCOMMODATION

### Hallway

With entrance porch to front, coloured glazed door with nameplate above to main hall - tiled with radiator. Carpeted stairs to first floor, under stairs storage space.

### Lounge

With uPVC double glazed bay window to front, window to side. Light to ceiling, tiled fireplace, carpet, multiple power points. Brick arch to dining room.

### Dining Room

With uPVC double glazed sliding doors to rear, window to side, light to ceiling. Carpet, radiator, multiple power points.





### **Sitting Room**

With uPVC double glazed bay window to front, window to side. Lights to ceiling and wall, carpet, radiator, multiple power points.

### **Kitchen**

With uPVC double glazed windows that rear, lights to ceiling. Excellent range of modern units to base and wall levels, 1 1/2 sink and drainer to square edge worktop surface. Pair of ovens and grills either side with of a 5-ring (bottle) gas hob beneath extractor. Space and connection for under counter appliances, column radiator, tiled flooring. Open to utility.

### **Utility**

With uPVC double glazed obscure patio doors to front and rear; windows to front and rear. Light to ceiling, storage units to base levels. Space and connection for under counter washing machine and dryer. Tiled flooring, wood door to games room.

### **Games Room**

With uPVC double glazed window to front, lights to ceiling. Wood flooring, multiple power points, radiator. Wood door to shower room

### **Bathroom (ground floor)**

With uPVC double glazed window to side, lights to ceiling. High level wc, hand wash basin to storage unit, corner shower cubicle with tile surround. Tiled flooring, heated towel rail.

### **Bedroom**

With uPVC double glazed window to rear, light to ceiling. Built in wardrobe storage space, wood effect flooring, multiple power points, radiator.





### **Bathroom (first floor)**

With uPVC double glazed window to rear, light to ceiling. Low level wc, hand wash basin to storage unit, bath with shower attachment. Wood effect flooring, heated towel rail.

### **Bedroom**

With uPVC double glazed window to rear, light to ceiling. Radiator, carpet; multiple power points.

### **Bedroom**

With uPVC double glazed window to front, light to ceiling. Built in wardrobe and cupboard storage spaces, radiators, carpet, multiple power points.

### **Bedroom**

With uPVC double glazed window to front and side, light to ceiling. Wood effect flooring, radiators, multiple power points.

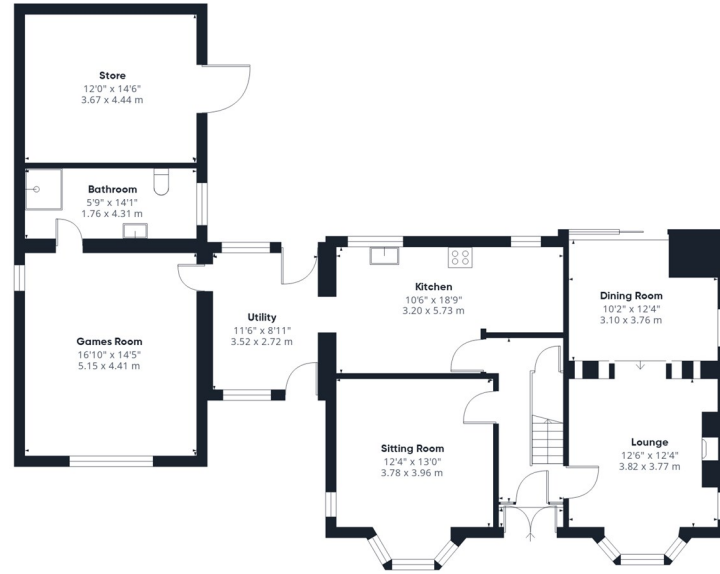
### **Outside**

The property is approached up a paved and gravelled driveway to the front, with further drive at the side standing further vehicles. The front garden is lawned, with a hedged boundary.

The considerable rear garden is laid to lawn with mature trees and shrubs throughout. Across the back of the property is a hard-standing patio area, with access to a brick store.



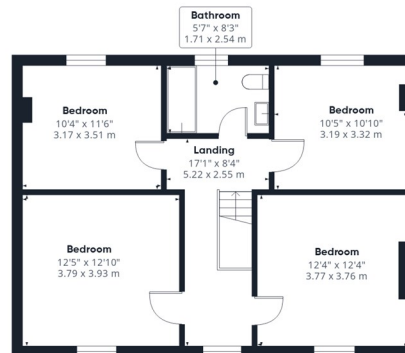




Ground Floor

Approximate total area<sup>(1)</sup>

2001 ft<sup>2</sup>  
186 m<sup>2</sup>



Floor 1



(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



**COUNCIL TAX:** – Tax band: D

**ENERGY PERFORMANCE RATING:** E

**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 Sales office  
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

**Tel:** 01507 522222

**Email:** [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)

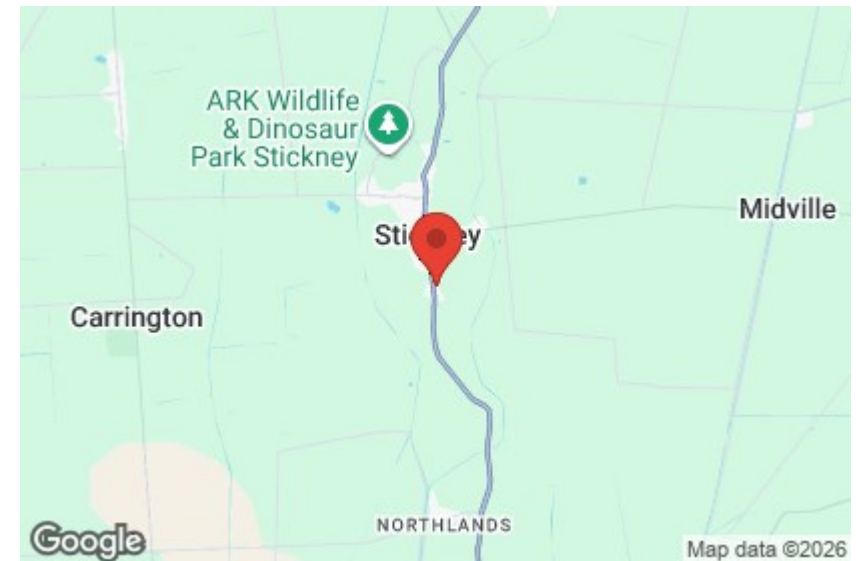
**Website:** [www.robert-bell.org](http://www.robert-bell.org)

**Brochure prepared:** 8th July 2026

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