



7, Stickney Chase
Stickney, Boston, PE22 8DD

BELL



7 Stickney Chase is a substantial, modern family home enjoying dual aspect lounge and dining kitchen spaces; and providing three bedrooms including master with en suite. Situated to a South-facing position on this no-through road of similar properties, no. 7 is excellently presented, and boasts modern kitchen and bathroom fittings; and air source heating. Externally, a generous lawned garden is complemented by paved patio seating areas; and to the front is a double width driveway and large garage.

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

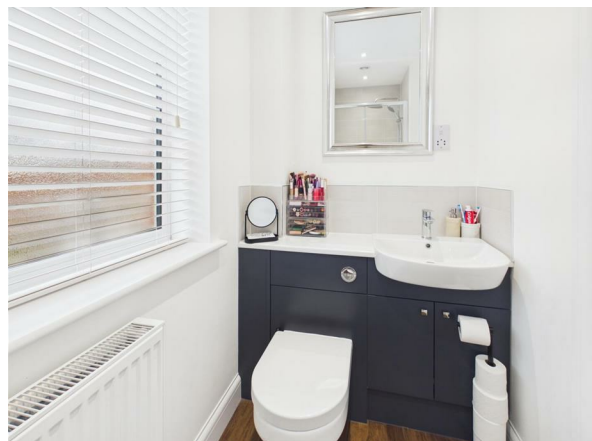
ACCOMMODATION

Lounge

With uPVC double glazed windows to front and rear, light to ceiling. Tv point, multiple power points, carpet.

Dining Kitchen

With uPVC double glazed window to front and side, French doors to rear. Lights to ceiling. Good range of storage units to base and wall levels. Integrated dishwasher, fridge-freezer. Bosch oven and four ring hob. Wood effect flooring, multiple power points.



Utility

Having uPVC double glazed window to rear, light to ceiling. Sink and drainer to roll edge worktop, storage unit beneath plus space and connections for washing machine and dryer. Wood effect flooring. Wood door to under stairs storage space.

Cloakroom

Having light to ceiling, low level wc, hand wash basin to storage unit. Wood effect flooring.

Bedroom 1

With uPVC double glazed window to rear, light to ceiling. Radiator, multiple power points, carpet. Wood door to en suite.

En Suite

With uPVC double glazed obscured window to rear, light to ceiling. Low level wc and hand wash basin to storage unit, tiled shower cubicle with monsoon and regular heads over. Wood effect flooring, radiator. Shaver socket.

Bedroom 3

Having uPVC double glazed window to rear, light to ceiling. Carpet, multiple power points, radiator.

Bedroom 2

Having uPVC double glazed window to front, light to ceiling. Carpet, multiple power points, radiator.

Bathroom

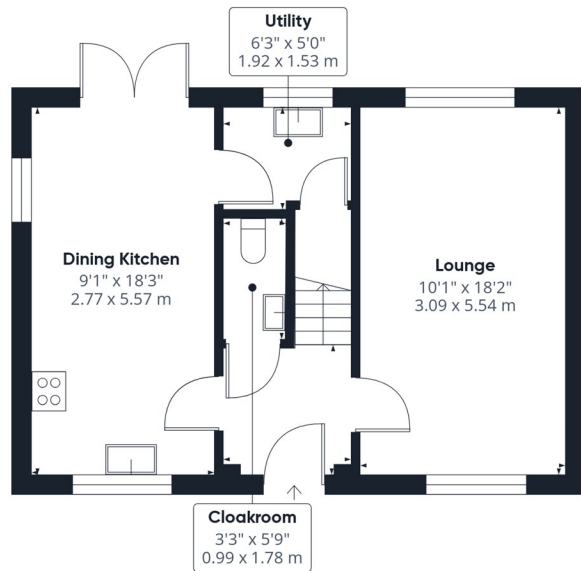
With uPVC double glazed obscure window to front, light to ceiling. Low level wc, hand wash basin to storage unit. P shaped path with shower over and tiled surround, radiator, wood effect flooring.

Outside

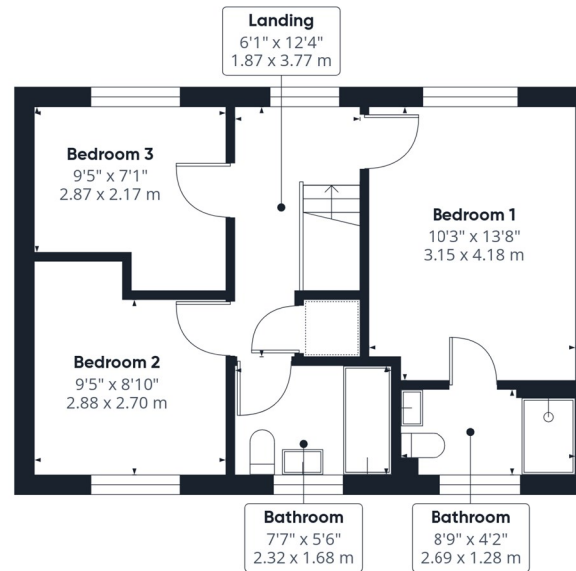
The property is approached up a wide, brick paved driveway standing two vehicles and leading to the Garage. A gate provides access to the child and pet friendly, securely fenced rear garden: laid to lawn with paved patio seating spaces.

Garage

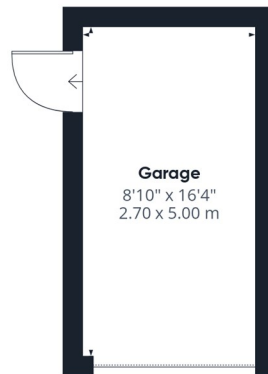




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1048 ft²

97.5 m²

(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: C

ENERGY PERFORMANCE RATING: B

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

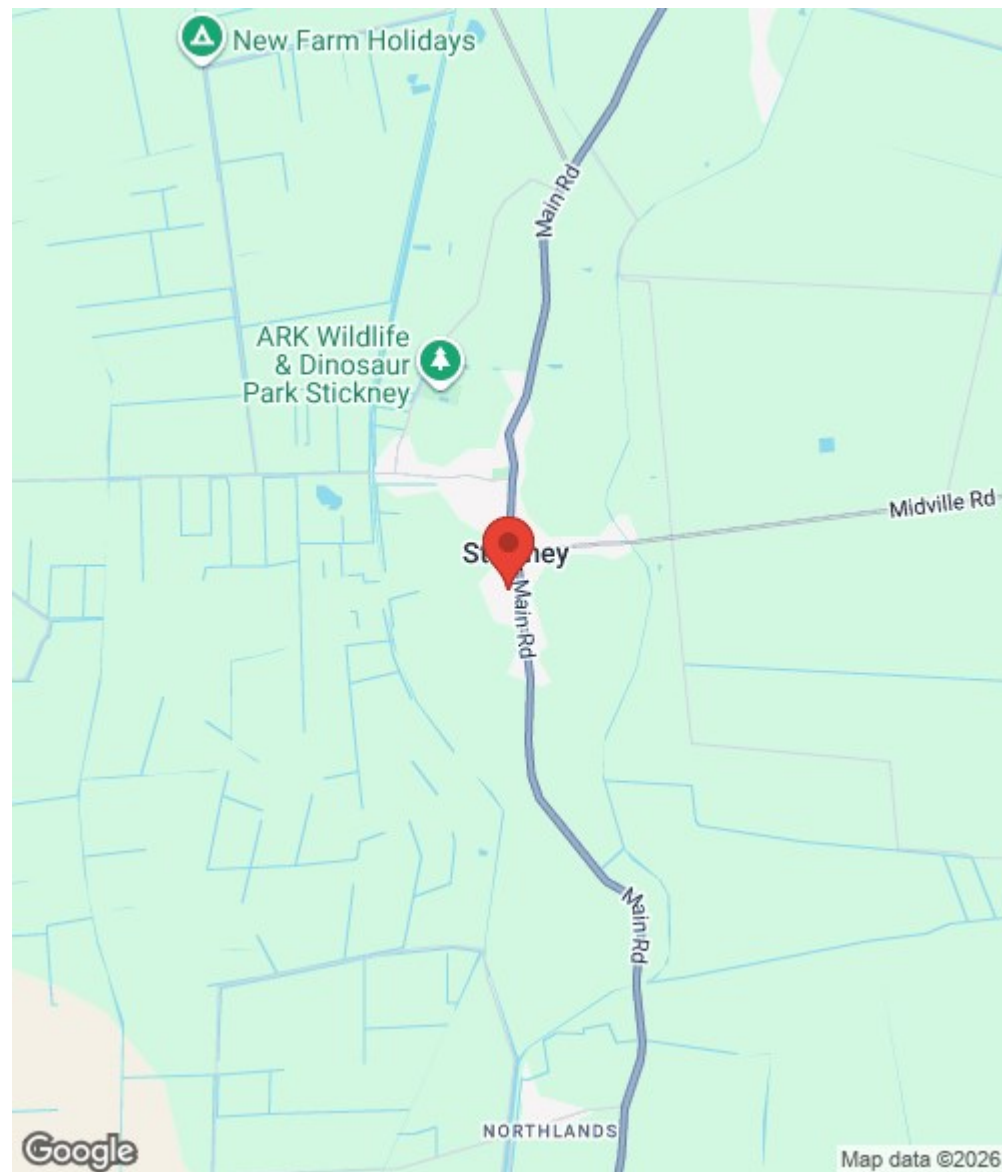
Website: www.robert-bell.org

Brochure prepared: 15th October 2026

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