



5 bed detached house to buy in

Poppy Pole Lane, Stickford, Boston,
Lincolnshire, PE22 8HF

£285,000 Starting Bid

 x 5  x 3  x 3

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts'
- ✓ 5 bedroom detached house
- ✓ Reception hall/snug, lounge & dining room
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Set within approximately 1.2 acres (subject to survey) of beautifully established grounds, this detached country home offers peace, privacy and breathtaking, far-reaching views across open countryside towards Keal Hill. With no immediate neighbours, this property provides the perfect retreat for those seeking space, seclusion and the chance to create their dream rural residence.

Offering over 2,300 sq. ft. of accommodation, the home is well-proportioned throughout and offers enormous potential for modernisation and personalisation. The ground floor includes an entrance porch, a welcoming reception hall/snug, a generous lounge, dining room, kitchen, utility, rear hall and cloakroom.

Upstairs, the master bedroom benefits from its own en-suite, with a second bedroom also enjoying an en-suite shower room. There are three further well-sized bedrooms and a family bathroom, providing ample space for a growing family or visiting guests.

Outside, the property is surrounded by mature, lawned gardens, offering a peaceful setting and plenty of room for outdoor entertaining, gardening, or simply enjoying the tranquil views. A large workshop/garage and a brick-built barn/store add fantastic flexibility for hobbies, storage, or potential conversion (subject to permissions). There is also generous off-road parking.

Offered with the benefit of no chain, this is a wonderful opportunity to acquire a spacious home in a superb rural location, combining character, potential and idyllic surroundings, all within easy reach of local amenities and transport links.

We are informed the property has structural defects, cash buyers are preferred.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £285,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

ENTRANCE PORCH

Having windows to front, side & rear elevations and part glazed door to the:

RECEPTION HALL/SNUG

4.30m x 3.57m (14'1" x 11'8")

Having window to front elevation, coved ceiling with moulded ceiling rose, electric storage heater, staircase rising to first floor and fireplace with marble hearth, inset electric fire and ornamental surround.

LOUNGE

10.62m x 4.30m (34'10" x 14'1")

Having bow window to front elevation, further window to side elevation, french doors to side elevation & garden, coved ceiling with two moulded ceiling roses, electric storage heater, built-in cupboards with shelving over to one wall and open fireplace with tiled hearth, cast iron insert and wooden surround.

DINING ROOM

4.35m x 3.91m (14'3" x 12'9")

Having bow window to front elevation, further window to rear elevation, coved ceiling, electric storage heater and brick-built fireplace with tiled hearth and inset multi-fuel burner.

KITCHEN

3.62m x 3.35m (11'10" x 10'11")

Having bow window to side elevation, coved ceiling, tile effect vinyl flooring and understairs storage space. Fitted with a range of units with work surfaces & tiled splashbacks comprising: stainless steel sink with double drainer inset to work surface, cupboards & drawers under. Work surface return with space for LPG range style cooker, cupboard & drawer under, stainless steel extractor over. Further work surface with cupboards & drawers under.

UTILITY

3.35m x 2.35m (10'11" x 7'8")

Having windows to side & rear elevations, tile effect vinyl flooring, space & plumbing for automatic washing machine & tumble dryer, space for upright fridge/freezer and further appliance space. Work surface with cupboards under and range of wall cupboards over.

REAR ENTRANCE HALL

Having part glazed door to rear elevation.

CLOAKROOM

Having window to rear elevation, half tiled walls, low level WC and hand basin.

FIRST FLOOR LANDING

Having window to side elevation, coved ceiling, two electric storage heaters, access to roof space and built-in airing cupboard housing hot water cylinder with shelving.

MASTER BEDROOM

4.29m x 3.85m (14'0" x 12'7")

Having window to side elevation and coved ceiling with moulded ceiling rose.

EN-SUITE

Having window to side elevation, tiled walls, shower enclosure with electric shower fitting, close coupled WC and hand basin.

BEDROOM TWO

4.28m x 3.40m (14'0" x 11'1")

Having window to front elevation and coved ceiling.

EN-SUITE 2

Having tiled walls, extractor, shower enclosure with electric shower fitting, low level WC and pedestal hand basin with electric water heater over.

BEDROOM THREE

4.29m x 3.42m (14'0" x 11'2")

(wardrobes in addition)Having window to front elevation, coved ceiling, fitted wardrobes to one wall with overhead cupboards, vanity surface to side with inset hand basin, cupboard & drawers under, overhead cupboards over.

BEDROOM FOUR

4.68m x 3.18m (15'4" x 10'5")

(max) Having window to front elevation and coved ceiling.

BEDROOM FIVE

3.35m x 2.35m (10'11" x 7'8")

Having window to side elevation and coved ceiling.

BATHROOM

Having window to side elevation, coved ceiling, tiled splashbacks, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.

EXTERIOR

The property sits sideways on its plot and has a driveway providing off-road parking.

GARDENS

Off the rear entrance hall there is an enclosed paved courtyard. The gardens are majority laid to lawn with established shrubs & trees with a paved patio and greenhouse.

WORKSHOP/GARAGE

6.01m x 5.73m

Of brick & tile construction with a roller door, light, power, windows and service door. Door to the:

STORAGE AREA

6.01m x 3.53m

Having window and door to garden.

BARN/STORE

Of brick & tile construction with a stable style entrance door.

Ground Floor
Approx. 114.1 sq. metres (1227.7 sq. feet)



First Floor
Approx. 105.2 sq. metres (1132.4 sq. feet)



Total area: approx. 219.3 sq. metres (2360.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Poppy Pole Lane, Stickford, Boston, Lincolnshire, PE22 8HF

Contact your local branch today for more information on this property:

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