



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE

Greenacres

Green Lane, Stickney, Boston, Lincolnshire. PE22 8AB

BELL



Greenacres

Green Lane, Stickney

Greenacres is a four-bedroom family home, set to mature grounds reaching approx. 1 acre (sts), including a meadow. Enjoying spacious living accommodation, with versatile dining room/snug off the kitchen, plus large lounge stepping out to conservatory and rear garden, the property would benefit from a gentle scheme of updating. The property has been enjoyed by the same family for over 60 years.

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

Entered to the side through uPVC door to:

Laundry Room with uPVC double glazed windows to rear aspect; tiled floor, free-standing oil-fired boiler, loft access hatch, radiator, ceiling lights and power points. Wood glazed door to:

Hallway with carpeted floor, double doors to airing cupboard, ceiling light. Doors to shower room, lounge and to:

Kitchen having a good range of storage units to base and wall levels, sink and drainer set to roll edge worktop with space and connections for upright fridge-freezer and under counter dishwasher, integrated oven and four ring hob. Tiled flooring and ceiling lights. Open archway to:





Dining Room with uPVC double glazed leaded window to front aspect; carpeted floor, TV point, lights to ceiling and walls and power points.

Lounge having uPVC double glazed sliding doors to side, French doors to front aspect; wooden open tread staircase to first floor, brick fireplace with tiled hearth, over shelving and mantle, carpeted floor, radiator, tv point and power points. Built in storage space and wood glazed French doors to:

Conservatory with uPVC double glazed French doors and windows to sides; windows to rear; tiled floor, radiators and wall lights.

Shower Room having uPVC double glazed obscure window to rear aspect; shower cubicle with tiled surround, pedestal wash hand basin and low-level WC. Tiles to walls and floor, radiator, ceiling lights and storage space.

FIRST FLOOR

Landing with carpeted floor, loft access hatch and ceiling light. Doors to first floor accommodation.

Bedroom with uPVC double glazed leaded window to front aspect; carpeted floor, built in wardrobe space, radiator, ceiling light and power points.

Bedroom with uPVC double glazed leaded window to front aspect; carpeted floor, built in wardrobe space, radiator, ceiling light, tv point and power points.

Bedroom with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, tiles to walls, radiator, tv point and ceiling light.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.





OUTSIDE

The property is approached down Green Lane and to the former garage (in need of remedial works) with vehicle gates continuing to the driveway. A pedestrian gate leads to the side path; with the side garden laid to paved patio; and low maintenance gravel beds with a wealth of mature flowers, shrubs and trees including two successful apples.

To the south side is an open lawn with mature borders; and a beautiful willow stood beside a pond (for restoration) with water feature. This space is fenced off to ensure an ideal child and pet friendly area. Outside Tap.

To the other side, also fenced for similar consideration is a mature space with varied beds and trees, lawn space, the aforementioned driveway and a small vegetable plot with greenhouse; alongside block and sheet **Outbuildings - a Workshop / Store** and former **Stable** duo.

Note: Please be aware that the present drainage system does not comply with the current regulations and will require replacement with a private bio-tech sewage plant. The total cost of the replacement will be the responsibility of the purchaser.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: TBC

Mains water, electricity. Oil fired heating. Private drainage

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

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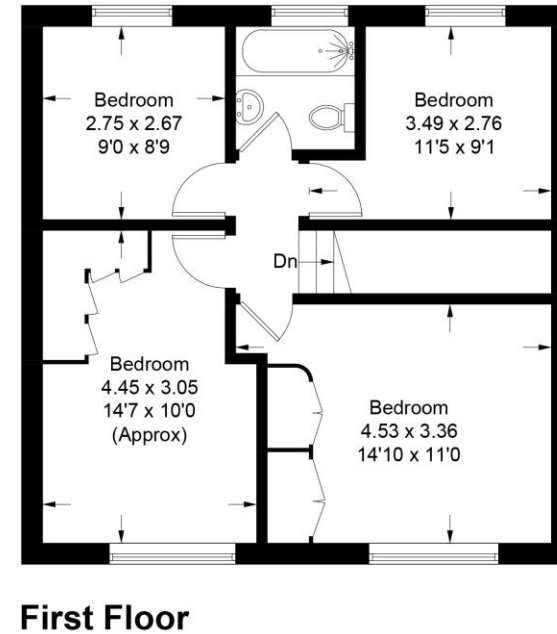
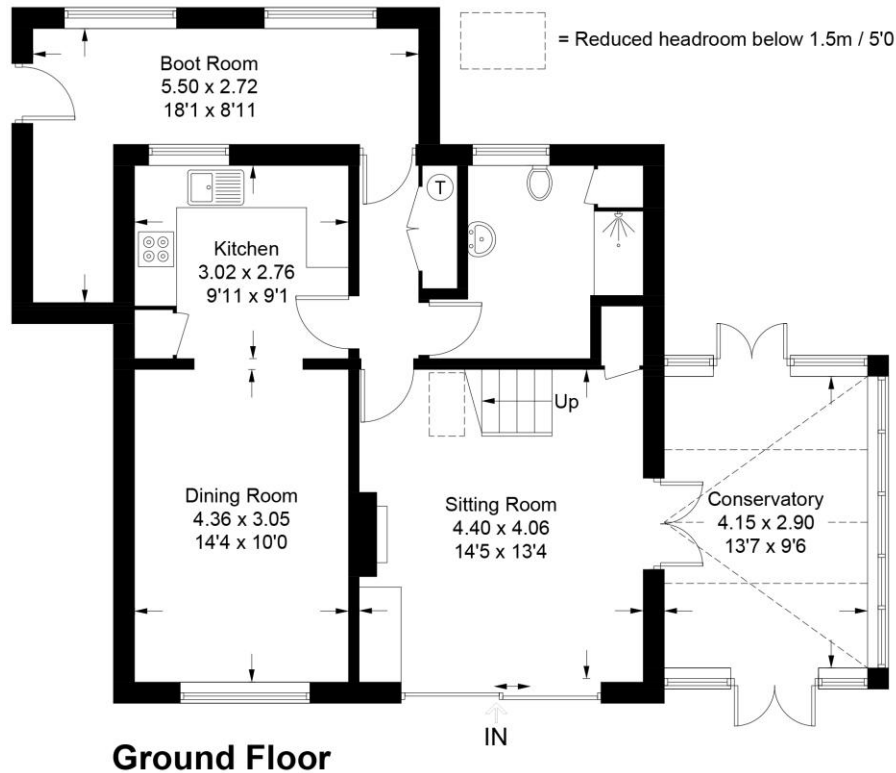
Brochure prepared 07.08.2025





Greenacres

Approximate Gross Internal Area
 Ground Floor = 81.0 sq m / 872 sq ft
 First Floor = 53.3 sq m / 574 sq ft
 Total = 134.5 sq m / 1446 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DISCLAIMER

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