



## STICKNEY CHASE

- THE ANCASTER
- FOUR BEDROOM
- EN-SUITE
- HOME STUDY
- DOUBLE GARAGE
- CMLC WARRANTY

**Plot 2, The Ancaster, Main Road, Stickney, PE22**

**£390,000**

Our distinguished new development of three and four bed detached homes at Stickney Chase is designed to deliver in both character and quality. Built with modern materials for that all important energy efficiency.

The 'Ancaster' is an exceptional, contemporary, and imposing double fronted property with box bay windows to the front aspect. The spacious hallway comprises of white wooden staircase to the first floor and leads off to the living room, home office and WC. The open plan kitchen and family area spans the width of the rear of the property, with the stunning addition of a lantern roof and bi-fold doors opening onto a fully enclosed garden.

We offer ample choice of kitchen styles with integrated appliances included as standard. The property also benefits from a separate utility room for added storage with its own access door. The principle bedroom, with ensuite, three further double bedrooms and family bathroom are all accessed from the first floor dual aspect landing. All our homes have underfloor heating to the ground floor via an air source heating system, zoned thermostatic controls, and radiators to the first floor.

Built to exacting modern standards by Lindensium Homes within a collection of desirable new homes.

### **Hallway 6'3" x 19'0" (1.92 x 5.80)**

Entrance hall. Stairs to first floor. Storage cupboard.

### **Cloakroom 3'1" x 6'6" (0.95 x 2.00)**

Toilet and wash hand basin.

### **Study 9'0" x 13'1" (2.75 x 4.00)**

With Upvc box bay window to the front aspect.

### **Living Room 11'5" x 19'0" (3.50 x 5.80)**

With Upvc box bay window to the front aspect.

### **Dining Area 9'8" x 15'11" (2.96 x 4.87)**

With Bi-fold doors to the rear garden.

### **Kitchen Area 13'1" x 13'6" (4.00 x 4.12)**

With Upvc window to rear aspect. A selection of base and wall units with sink drainer unit inset work top. Integrated oven and hob with extractor over. Open plan to dining area. Door off to the utility room.

### **Utility Room 9'8" x 6'6" (2.95 x 2.00)**

Upvc door to side access. Worktop with inset sink and drainer unit.

### **Landing**

Galleried landing with access to loft space. Upvc window to front and rear elevation. Storage cupboard. Doors off to;

### **Bedroom One 13'1" x 10'5" (4.00 x 3.18)**

Upvc window to rear elevation. Door to en-suite.

### **En-Suite 9'9" x 4'0" (2.98 x 1.23)**

Wash hand basin, toilet and shower cubicle with mermaid boarding. Extractor fan.

### **Bedroom Two 9'10" x 11'5" (3.00 x 3.50)**

Upvc window to rear elevation.

### **Bedroom Three 8'10" x 11'5" (2.70 x 3.50)**

Upvc window to front elevation.

### **Bedroom Four 13'1" x 7'5" (4.00 x 2.27)**

Upvc window to front elevation.

### **Bathroom 6'9" x 13'1" (2.08 x 4.00)**

Frosted Upvc window to side elevation. Wash hand basin and toilet inset vanity unit. Panelled bath and shower cubicle with mermaid boarding. Extractor fan.

### **Detached Double Garage**

Up and over doors. Power and lighting.

### **Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money

Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Property Information**

Please note: The images are Computer Generated Images (CGI's) and for illustration purposes only. The colour of the brickwork and roofs are subject to change and will be advised at reservation stage. The location of garage in relation to the property are for illustration purposes only.

Please note: All open market plots are freehold with a management charge TBC per annum for the maintenance to the green open spaces.

### **Property Postcode**

For location purposes the postcode of this property is: PE22 8AG

### **Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

Please note: The plot dimensions, boundaries, footpaths, patios and driveways may differ from those on the site plan shown and are for illustration purposes only

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



## Floor Plan



All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property.  
 Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
 Plan produced using PlanUp.

## Site Plan



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