



STICKNEY CHASE

- THE LUDLOW
- FOUR BEDROOM
- TWO EN-SUITES
- HOME OFFICE
- DOUBLE GARAGE
- CMLC WARRANTY

Plot 1 The Ludlow, Main Road, Stickney, PE22

£485,000

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 'Ludlow' 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 modern 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 galleried 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 8'1" x 16'4" (2.47 x 5.00)

Entrance hall. Stairs up to first floor. Storage cupboard

Kitchen Area 10'8" x 21'6" (3.26 x 6.56)

Double doors lead through to the kitchen area. Windows to side and 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 family area. Door off to utility room.

Family Area 15'2" x 14'11" (4.64 x 4.56)

With Bi-fold doors to the rear garden. Upvc door to side aspect. Inset doors leading through to the living room.

Living Room 15'1" reducing to 12'9" x 18'0" (4.62m reducing to 3.89m x 5.51m)

With Upvc box bay window to front aspect. Upvc window to Doorway through to hallway.

Office 12'9" x 11'5" (3.89 x 3.50)

Upvc box bay window to front aspect

Utility Room 8'7" x 6'2" (2.62 x 1.90)

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

Cloakroom 12'9" x 4'4" (3.89m x 1.34m)

Inner hallway leads through to cloakroom with W.C and hand basin

Built in Cupboard 6'2" x 3'10" (1.90 x 1.18)

Built in storage cupboard

Landing

Galleried Landing with access to loft space. Upvc feature window to front elevation. Storage cupboard. Doors off to;

Bedroom One 20'8" x 10'6" (6.30 x 3.22)

Double Upvc windows to rear elevation. Dressing area and door to en-suite.

En-suite 10'6" x 5'1" (3.22 x 1.57)

Frosted Upvc window to side elevation. Hand basin, w.c and shower cubicle with mermaid boarding. Extractor unit.

Bedroom Two 16'5" x 12'9" reducing to 9'10" (5.00m x 3.89m reducing to 3.00m)

Upvc window to front elevation. Door off to en-suite.

En-suite 4'11" x 9'0" (1.50m x 2.74m)

Hand basin, w.c and shower cubicle with mermaid boarding. Extractor unit.

Bedroom Three 15'1" x 12'9" (4.62 x 3.89)

Upvc window to front elevation.

Bedroom Four 17'0" x 10'10" (5.19 x 3.32)

Upvc window to rear aspect.

Bathroom 12'9" x 7'5" (3.89 x 2.27)

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

Cupboard 4'3" x 2'9" (1.30 x 0.85)

Storage cupboard

Double Garage

Double garage with up and over doors, power and lighting.

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.

Property Postcode

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

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.

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.

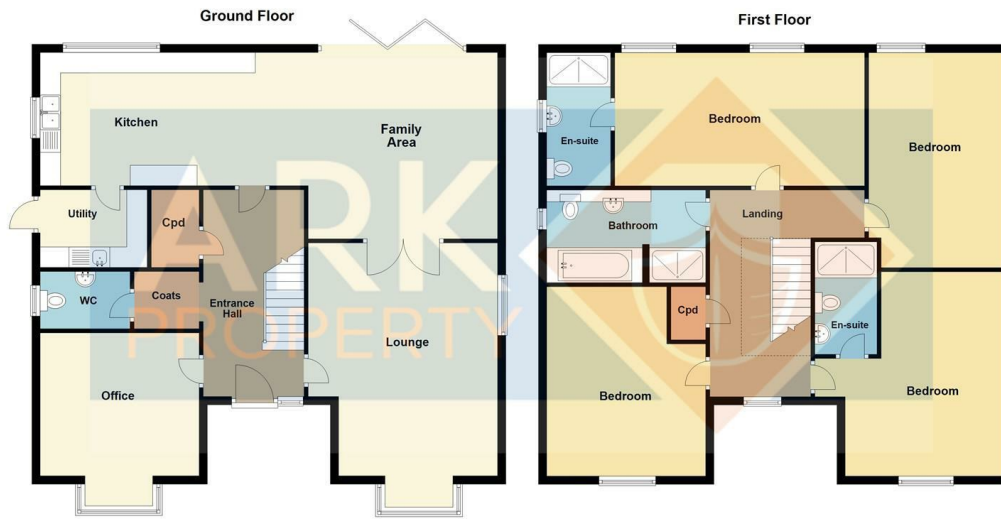
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Please note: The plot dimensions, boundaries, footpaths, patios and driveways may differ from those on the site plan and are for illustration purposes only



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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