



21 Horbling Lane
Stickney, Boston, Lincolnshire, PE22 8DG

£180,000

3 Bedroom Semi-Detached House

- Freehold
- Three Bedroom Semi-Detached
- Stickney Village Location
- Fully Renovated and updated Throughout
- Re-Fitted Kitchen, Bathroom, Windows and Boiler
- Ample Off Road Parking
- Viewing Essential
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 21 Horbling Lane, Stickney, Boston, Lincolnshire, PE22 8DG](#)



Overview

This renovated and tastefully updated three-bedroom home offers well-proportioned accommodation arranged over two floors and occupies a generous plot in the popular village of Stickney. The property has been improved to provide comfortable modern living, featuring re-fitted kitchens and bathrooms, modern central heating, and contemporary UPVC windows and doors throughout. With ample off-road parking and pleasant views across surrounding fields, the home combines the appeal of a rural outlook with practical village convenience.



The accommodation begins with an entrance hall leading through to a spacious lounge positioned at the front of the property, providing a comfortable main living area. To the rear is a kitchen and dining room which offers a practical and sociable space for cooking and dining, with access through to a rear porch area and the ground floor bathroom. There is also a useful store room which is accessed externally. On the first floor, a landing provides access to three bedrooms. The principal bedroom is a particularly generous room running the full depth of the property, while the remaining two bedrooms offer comfortable additional accommodation.

Outside, the property sits within a generous plot that provides ample space both to the front and rear. There is ample off-road parking available, offering convenient space for several vehicles. The gardens provide scope for further landscaping or outdoor seating areas, and the property enjoys attractive views across open fields, creating a pleasant and peaceful setting. The timber shed will also be included with the property.

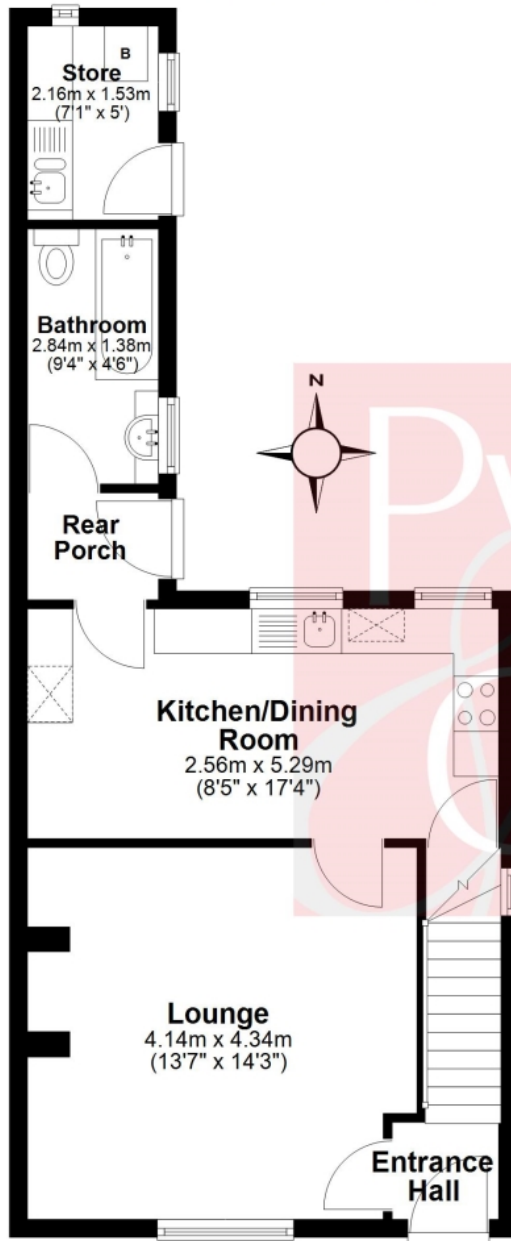
Stickney is a well-regarded Lincolnshire village located between the market towns of Boston and Spilsby. The village offers a range of everyday amenities including local shops, primary and secondary schooling, medical facilities and much more. Surrounded by open countryside, the area is known for its rural character while still offering good road links to neighbouring towns and the wider Lincolnshire area.





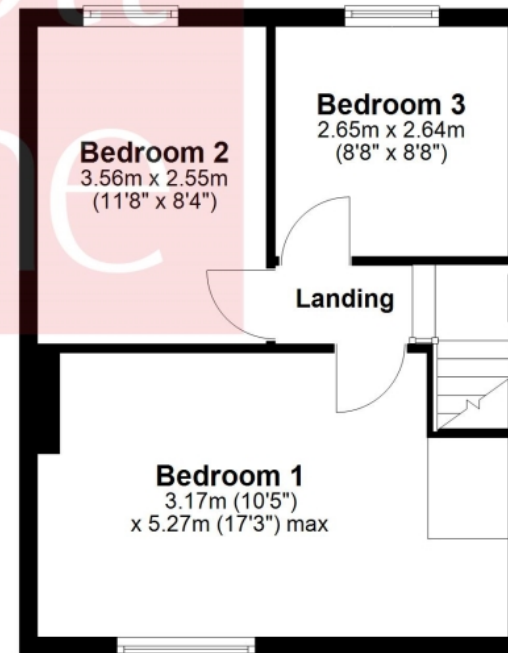
Ground Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



Total area: approx. 81.3 sq. metres (875.2 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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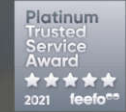
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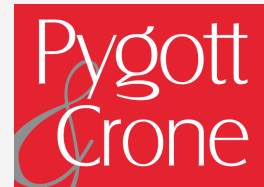
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is on the market with our Boston branch

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