



**1 Manor Close**  
Sibsey, Boston, Lincolnshire PE22 0SL

**£284,000**  
NO ONWARD CHAIN

**BELL**



# 1 Manor Close

Sibsey, Boston, Lincolnshire PE22 0SL

Lincoln – 32 miles

Grantham – 36 miles with East Coast rail link to London

Boston – 5 miles

(Distances are approximate)

1 Manor Close is a spacious, three-bedroom detached bungalow, occupying a large plot with well-presented garden spaces and a large garage. Located to a quiet position in the popular village of Sibsey, the property provides a lounge to the front, dining kitchen and conservatory to the rear, plus three bedrooms, cloakroom and shower room.

## Accommodation

Entered into the front via a uPVC double glazed door to entrance porch with further door through into:

## Reception Hall

With radiator and wooden doors to accommodation including:

## Living Room

With uPVC double glazed bow window to front and window to side. There are lights to ceiling and wall, stone fireplace, radiator, multiple power points and television point.

## Dining Kitchen

With wooden window and uPVC patio door to conservatory and having a good range of units to base and wall levels, sink and drainer to roll edge worktop. There is a Neff oven and grill, four ring hob, integrated fridge-freezer, dishwasher and space and connections for under counter washing machine. There is tile effect flooring, multiple power points and radiator.



### **Conservatory**

With uPVC double glazed windows to sides and rear, patio door to side and French doors to rear. There is lights and fans to ceiling, tiled flooring and multiple power points.

### **Cloakroom**

With uPVC double glazed obscure window to rear and having low-level WC, hand wash basin to storage unit, radiator and tiled flooring.

### **Bedroom**

With uPVC double glazed window to rear, radiator and multiple power points.

### **Bedroom**

With uPVC double glazed window to rear, radiator and multiple power points.

### **Bedroom**

With uPVC double glazed window to front, radiator and multiple power points.



### **Shower Room**

With uPVC double glazed obscure window to front and having low-level WC, pedestal sink and low threshold shower cubicle with Mira sport shower over. There are tiles to walls and floor and heated towel rail.

### **Outside**

The property is approached to the front over a brick paved driveway leading to the **Single Garage** with electric roller shutter door to front, lights to ceiling, uPVC double glazed obscure window to side, patio door to rear and multiple power points.

The front garden is laid to lawn with mature flower beds and borders, and evergreen shrubs throughout. There are further well-presented garden spaces to the side and secured to ensure a child and pet friendly space. The rear garden also provides a paved seating area.



### Further Information

All mains' services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = C

EPC RATING = D

**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 Woodhall Spa Office. 19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

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Brochure prepared 12.06.2026

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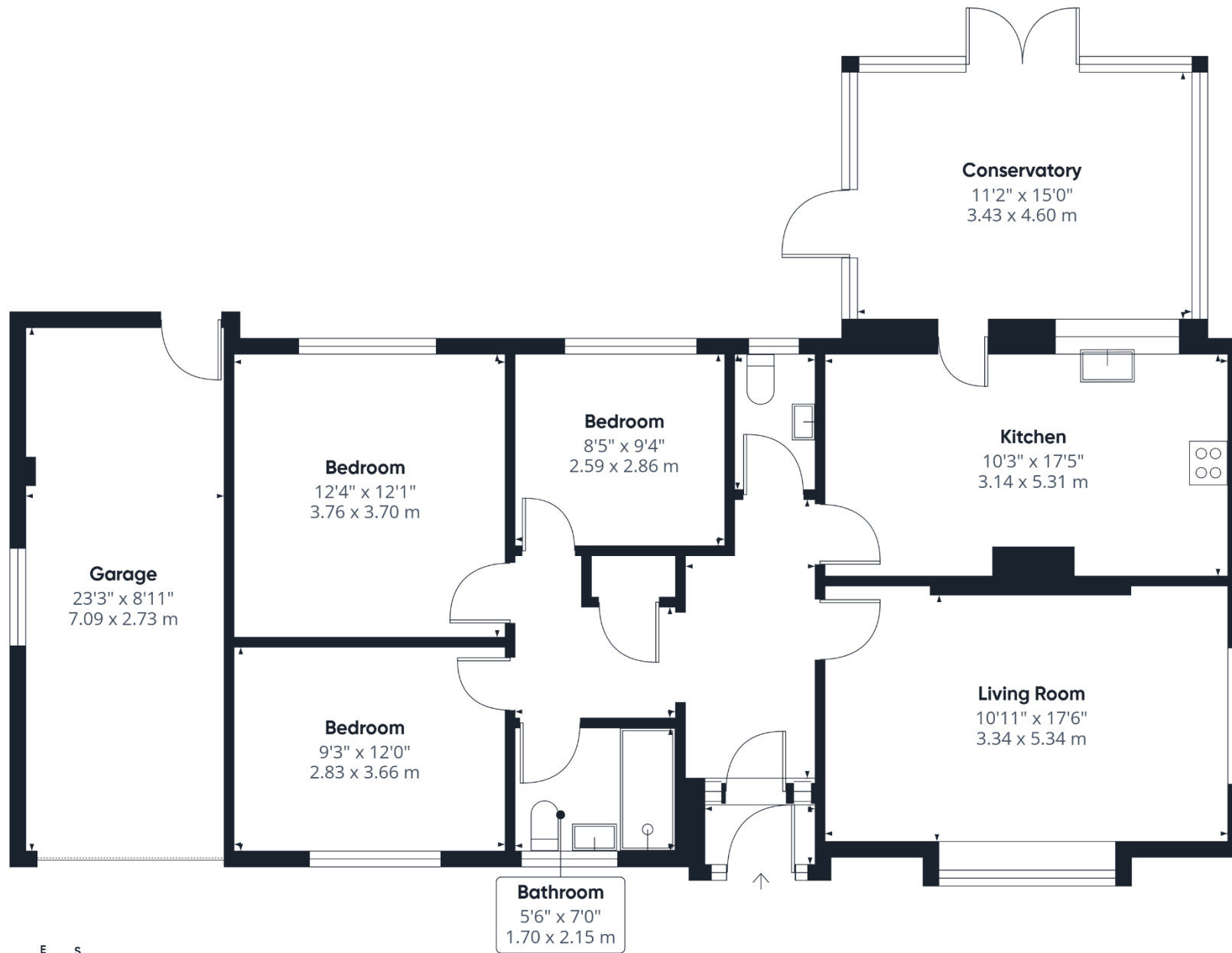


Approximate total area<sup>(1)</sup>  
1310 ft<sup>2</sup>  
121.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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