



## 48 Stow Road

Sturton By Stow, Lincoln, LN1 2BZ



Book a Viewing!

**£525,000**

A larger than average, completely refurbished and renovated four bedroom detached family home positioned in this popular village of Sturton by Stow. The property has been greatly improved by the current owners and offers internal accommodation to comprise of a Reception Hallway, bay fronted Lounge, Dining Room, Garden Room, Breakfast Room, modern fitted Kitchen with a range of fitted appliances, well appointed Utility Room, Integral Garage with two electric doors and Stairs raising to First Floor Landing leading to four well appointed Bedrooms, a luxury Family Shower Room and En-suite facilities to Bedroom 1 and 2. Outside the property is approached by a five bar gated Driveway onto a blocked paved drive and lawned garden. To the rear of the property there is a landscaped garden with composite decking, a range of seating areas, lawned garden, flowerbeds and gated access via both sides.





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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – E.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Sturton by Stow is located approximately 9 miles north west of Lincoln City Centre. The property has access to a small range of local amenities within the village including a shop, primary schools, public house, newsagent/convenience store, a new Co-op and a village cafe (Tillbridge Tasteries). There is a range of further amenities available within the nearby village of Saxilby and Lincoln itself.

#### **INNER HALLWAY**

With leathersed UPVC window and door to the front, radiator, LED spotlights, stairs to the first floor landing and doors leading to the Breakfast Room, WC and Lounge.





#### LOUNGE

17' 5" x 11' 8" (5.33m x 3.57m) With UPVC leathery bay window to the front, radiators, electric fire with marble hearth and feature wooden surround, coving to the ceiling, vertical radiators and double doors leading to the Dining Room.

#### DINING AREA

11' 3" x 11' 8" (3.44m x 3.57m) With space for a dining table, vertical radiator, door to the Breakfast and double doors leading to the Garden Room.

#### GARDEN ROOM

13' 10" x 9' 8" (4.23m x 2.96m) With laminate flooring, fitted blinds, center light and UPVC windows and double doors to the rear garden.



#### BREAKFAST AREA

11' 3" x 8' 9" (3.44m x 2.67m) With UPVC double doors to the rear garden/decking area, center island with breakfast bar and storage below, tiled flooring, radiator and leading into the Kitchen.

#### KITCHEN

11' 3" x 10' 9" (3.44m x 3.28m) With UPVC window overlooking the rear garden, tiled flooring, fitted with a range of modern base units and drawers with works surfaces over, composite sink and drainer with mixer tap, four ring electric hob with extraction above, integral electric oven and grill, integral dishwasher, wall mounted cupboards with complementary splashbacks below, American style fridge freezer and door leading into the Utility Room.



#### UTILITY ROOM

11' 3" x 5' 1" (3.44m x 1.57m) With UPVC external door, fitted with base units, composite sink and drainer, door leading into the double garage and space for a washing machine.

#### WC

With tiled flooring, partly tiled walls, wash hand basin with vanity unit, radiator, WC, extractor fan and LED spotlights.

#### DOUBLE GARAGE

18' 6" x 16' 2" (5.66m x 4.95m) With two electric up and over doors to the front, power and lighting.

#### LANDING

With access to the roof void, airing cupboard, radiator and doors leading into four bedrooms and shower room.

#### MASTER BEDROOM

17' 2" x 16' 4" (5.24m x 4.98m) With two UPVC walk-in double windows to the front with radiators below, a range of modern fitted bedroom furniture and door leading into the En-suite Shower Room.

#### EN-SUITE

6' 11" x 5' 11" (2.13m x 1.81m) With tiled flooring and walls, suite to comprise of wash hand basin with vanity unit, WC and shower cubicle, LED spotlights, extraction fan and radiator.







### BEDROOM 2

11' 10" x 11' 9" (3.62m x 3.59m) With UPVC window to the front with radiator below and door leading into the En-suite.

### EN-SUITE

4' 8" x 8' 11" (1.43m x 2.74m) With UPVC window to the front, tiled flooring, partly tiled walls, suite to comprise of bath, WC and wash hand basin with vanity cupboard and radiator.

### BEDROOM 3

9' 4" x 11' 9" (2.87m x 3.59m) With UPVC window to the rear and radiator.

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9' 4" x 9' 0" (2.87m x 2.76m) With UPVC window to the rear and radiator.

### SHOWER ROOM

7' 1" x 7' 11" (2.18m x 2.42m) With tiled flooring, partly tiled walls, suite to comprise of WC, wash hand basin with vanity cupboard and double shower cubicle, chrome towel radiator, LED spotlights and extraction fan.

### OUTSIDE

To the front of the property there are lawned gardens, flowerbeds and a blocked paved driveway. To the rear there is composite decking, lawned garden, decorative gravelled beds, paved seating area, flowerbeds and mature shrubs and trees.

### WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SIBS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information on services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

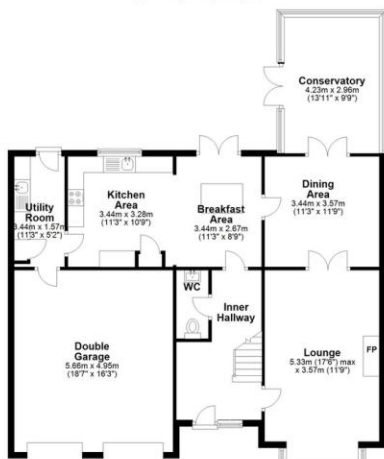
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If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

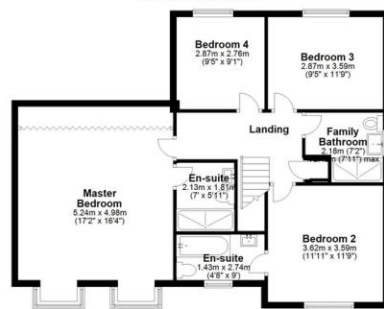
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Ground Floor  
Approx. 114.3 sq. metres (1209.9 sq. feet)



First Floor  
Approx. 82.6 sq. metres (884 sq. feet)



Total area: approx. 196.9 sq. metres (2119.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanIt.

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