



**31 Tillbridge Road, Sturton By Stow,
Lincoln, LN1 2BP**



Book a Viewing!

£800,000

A well-known period home within the village of Sturton by Stow and a property of particular local interest, this substantial detached house has been comprehensively renovated to combine the character, proportions and presence of an older building with the quality, comfort and efficiency expected of a modern home. One of the property's strongest features is the substantial detached outbuilding, which offers excellent flexibility for home working, guest accommodation or multi-generational living. It currently includes a large garage, separate store, WC, a versatile ground-floor room and a large first-floor room with its own en-suite shower room. Subject to the necessary permissions and consents, it offers clear potential to create a more comprehensive self-contained annex. Finished to a high specification throughout, the main house provides the best of both worlds: the individuality and scale of a period property, together with modern heating, insulation, fittings and everyday practicality. The result is a distinctive older home offering many of the comforts and benefits associated with a much newer property.

Set within approximately 0.5 acre, the house is approached by a long private driveway with gated access and extensive off-road parking. Newly turfed gardens extend to the front and rear, while some of the upper-floor rooms enjoy views across the surrounding countryside. The combined accommodation and outbuildings extend to approximately 3,906 sq ft in total, including the main house, garage, store and additional rooms within the detached building.

The main house is arranged over three floors and offers spacious and highly adaptable accommodation. The ground floor includes an entrance hall, lounge with feature fireplace, adjoining family room and a separate study. At the heart of the home is the impressive open-plan kitchen and dining area. The kitchen is fitted with an extensive range of units, quartz work surfaces, integrated appliances and a large central island with breakfast bar and downdraft induction hob. The dining area opens into a vaulted garden room with roof lights and double doors overlooking the gardens. A utility room, separate laundry room, cloakroom/WC and plant room complete the ground floor. The first floor provides four bedrooms, including two with en-suite shower rooms, together with a family bathroom fitted with a freestanding bath and walk-in shower. The second floor offers two further double bedrooms and an additional shower room, providing useful accommodation for older children, guests or family members requiring greater independence.



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.

ACCOMMODATION

ENTRANCE HALL

Feature timber entrance door, tiled flooring, two radiators, stairs rising to the first floor and timber external door opening onto the rear garden.

LOUNGE

15' 6" x 14' 5" (4.72m x 4.39m) With timber double glazed doors opening onto the front gardens, feature fireplace with living-flame gas fire, inset spotlights and radiator.

FAMILY ROOM

15' 8" x 6' 10" (4.78m x 2.08m) With dual-aspect timber double glazed windows to the front and rear elevations and spotlights.

STUDY

9' 6" x 6' 8" (2.9m x 2.03m) With timber double glazed window, tiled flooring, radiator and spotlights.



WC

6' 7" x 5' 10" (2.01m x 1.78m) With tiled flooring, timber double glazed window, low level WC, wash hand basin with mixer tap, drawers below and tiled splashback, heated towel rail and access to the plant room.

PLANT ROOM

With tiled flooring, housing the gas-fired central heating boiler and hot water cylinder.

DINING AREA

14' 1" x 13' 5" (4.29m x 4.09m) With timber double doors to the front elevation, feature angled double glazed windows to the side, tiled flooring, radiator, spotlights and opening into the kitchen.



KITCHEN AREA

17' 11" x 13' 5" (5.46m x 4.09m) With timber double glazed window and tiled flooring. Fitted with a range of wall, base and drawer units with quartz work surfaces and matching upstands, 1½ bowl stainless steel sink with mixer tap, integrated dishwasher, integrated waste storage, integrated oven and combination oven with warming drawer below, full-height integrated fridge and freezer and wine storage, radiator and spotlights. A central island provides further storage and quartz work surfaces, incorporating a breakfast bar and downdraft induction hob.

INNER HALLWAY

With double glazed window.



GARDEN ROOM

19' 10" x 7' 1" (6.05m x 2.16m) With tiled flooring, radiator, spotlights, two timber double glazed windows and timber double doors overlooking the front gardens and a vaulted ceiling with three rooflights.

UTILITY ROOM

7' 1" x 8' 0" (2.16m x 2.44m) With two timber double glazed windows, tiled flooring, radiator and vaulted ceiling with spotlights, fitted base units with quartz work surfaces and matching upstands, stainless steel sink with mixer tap and spaces for washing machine and tumble dryer.

LAUNDRY

7' 9" x 7' 1" (2.36m x 2.16m) With timber double glazed window, vaulted ceiling, spotlights and radiator.



FIRST FLOOR LANDING

With timber double glazed window, radiator and stairs rising to the second floor.

BEDROOM 1

14' 6" x 13' 5" (4.42m x 4.09m) With dual -aspect timber double glazed windows, radiator and spotlights.

EN-SUITE

6' 1" x 7' 2" (1.85m x 2.18m) With fully tiled walls, tiled flooring, low level WC, wash hand basin with mixer tap and drawers below, walk-in shower cubicle, heated towel rail, extractor fan and spotlights.



BEDROOM 2

14' 8" x 12' 7" (4.47m x 3.84m) With dual-aspect timber double glazed windows, radiator and spotlights.

EN-SUITE

8' 8" x 3' 5" (2.64m x 1.04m) With fully tiled walls and floor, low level WC, wash hand basin with mixer tap and drawer below, walk-in shower cubicle, heated towel rail, extractor fan and spotlights.

BEDROOM 3

12' 7" x 9' 7" (3.84m x 2.92m) With timber double glazed window, radiator and spotlights.

BEDROOM 4

10' 11" x 8' 2" (3.33m x 2.49m) With timber double glazed window, radiator and spotlights.

FAMILY BATHROOM

9' 6" x 6' 4" (2.9m x 1.93m) With timber double glazed window, fully tiled walls, tiled flooring, low level WC, wash hand basin with mixer tap and drawers below, walk-in shower cubicle, freestanding bath, heated towel rail, extractor fan and spotlights.

SECOND FLOOR LANDING

With rooflight, radiator and spotlights.

BEDROOM 5

13' 6" x 13' 1" (4.11m x 3.99m) With timber double glazed window with open countryside views, eaves storage, radiator and spotlights.

BEDROOM 6

13' 5" x 12' 4" (4.09m x 3.76m) With timber double glazed window, eaves storage, radiator and spotlights.

SHOWER ROOM

8' 8" x 5' 1" (2.64m x 1.55m) With fully tiled walls and floor, low level WC, wash hand basin with mixer tap and drawer below, walk-in shower cubicle, heated towel rail and extractor fan.

OUTSIDE

The property is approached by a long private driveway with gated access, providing extensive off-road parking and access to the detached outbuilding.

The plot extends to approximately 0.5 acre and includes newly turfed gardens to the front and rear. The size and layout of the grounds provide space for outdoor seating, family use and further landscaping, while parts of the property enjoy views across the surrounding countryside.

DETACHED OUTBUILDING

The detached outbuilding offers considerable flexibility and is currently arranged as follows:

HOME WORKING SPACE / POTENTIAL ANNEX

19' 8" x 8' 6" (5.99m x 2.59m) A versatile room suitable for use as a home office, studio, beauty or treatment room, with an adjoining WC.





GARAGE

23' 4" x 17' 7" (7.11m x 5.36m) A substantial garage with double entrance doors.

STORE

8' 1" x 7' 8" (2.46m x 2.34m) Separate store room with external access.

FIRST FLOOR GUEST BEDROOM / POTENTIAL ANNEX

19' 4" x 16' 8" (5.89m x 5.08m) Accessed by an external staircase, the first floor provides a large room with an en-suite shower room. This area may be suitable for guest accommodation, holiday letting or further conversion (subject to any necessary permissions and consents).

EN-SUITE

16' 0" x 3' 7" (4.88m x 1.09m) With UPVC double glazed window, low level WC, wash hand basin with mixer tap and drawer below and walk-in shower cubicle, extractor fan and spotlighting.

KEY FACTS FOR BUYERS

SERVICES

All mains services are available to the main house. Gas fired central heating to the main house. The detached outbuilding benefits from mains water and drainage, with hot water supplied via a hot water cylinder.

EPC RATING – to follow.

COUNCIL TAX BAND – to follow.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

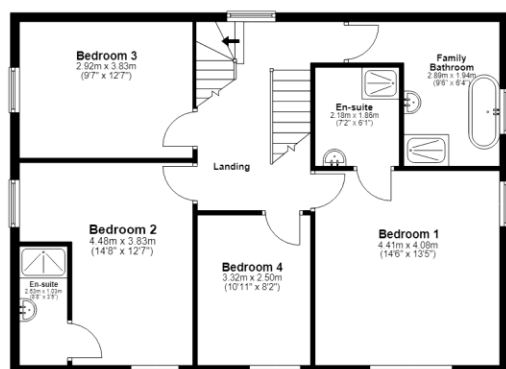
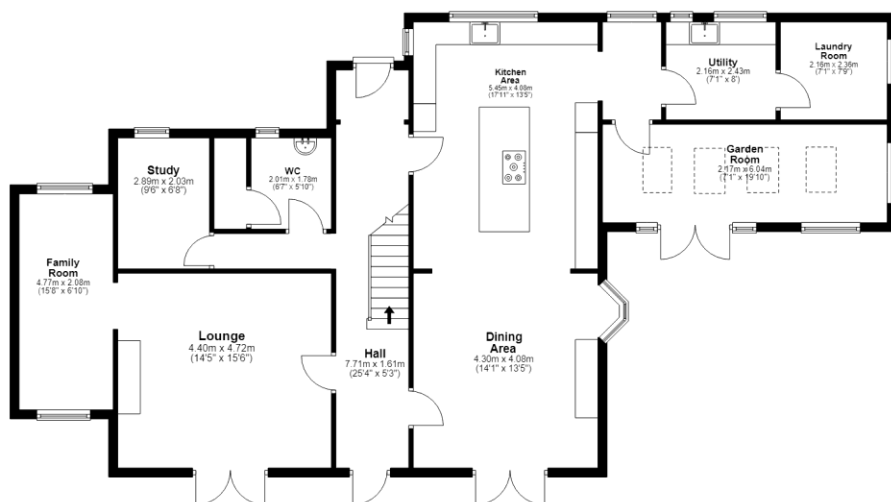
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VIEWINGS - By prior appointment through Mundys.

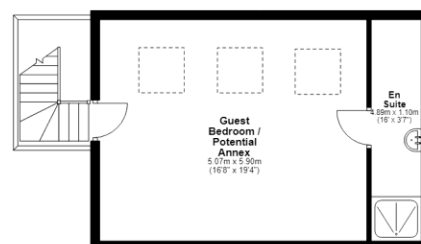
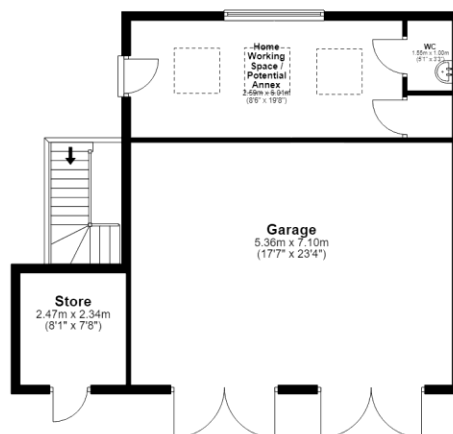
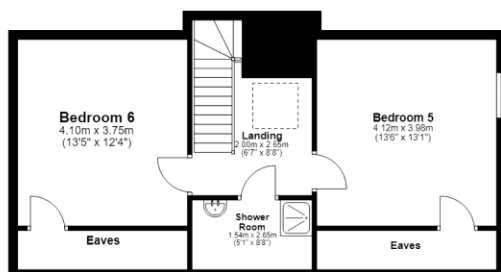
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Second Floor
Approx. 54.9 sq. metres (590.4 sq. feet)



Total area: approx. 362.9 sq. metres (3906.1 sq. feet)

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

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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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