



Chestnut Lodge, 1 Bransby Fields

Sturton By Stow, LN1 2SA

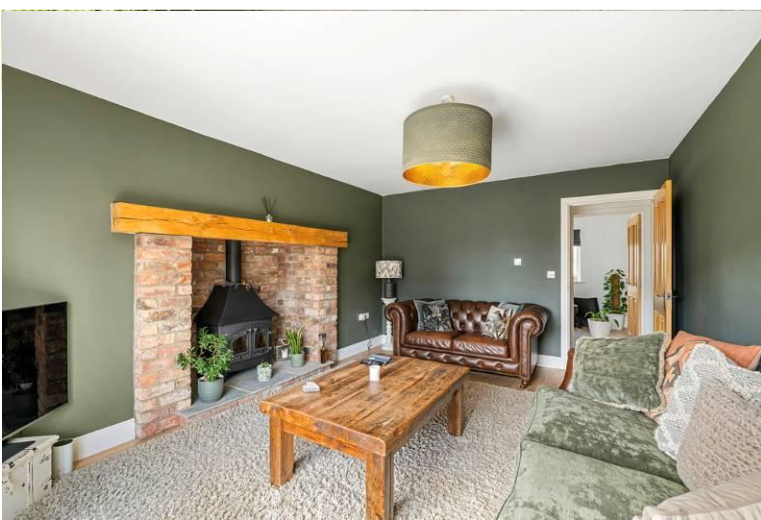


Book a Viewing!

£585,000

An exceptional Detached Family Home, individually designed and constructed in 2018, occupying an exclusive position within a private development of just five executive homes. Beautifully presented throughout, this impressive residence combines high quality finishes with spacious and versatile accommodation, ideal for modern family living. A welcoming entrance hall leads to a superb lounge with a wood-burning stove and bi-folding doors opening onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. A separate reception room provides a versatile space, ideal as a home office, playroom or additional sitting room. The heart of the home is the stunning open plan kitchen/dining room, fitted with an extensive range of contemporary units, premium integrated appliances and Quartz worktops. Bi-folding doors open onto the south facing garden, making it an ideal space for both everyday living and entertaining. A utility room and cloakroom/WC complete the ground floor. To the first floor are five generously sized bedrooms, including a superb principal bedroom with en-suite bathroom and a second bedroom with en-suite shower room, together with a stylish family bathroom. Outside, a generous gravelled driveway provides ample off-road parking and access to the integral garage. The enclosed rear garden features decked and patio seating areas, perfect for relaxing and entertaining, whilst the property enjoys an enviable position adjoining open fields with attractive countryside views. This outstanding home offers a rare opportunity to acquire a high quality family residence in a peaceful yet well connected location. Viewing is highly recommended.





LOCATION

Sturton by Stow is a highly sought after village approximately 8 miles north-west of Lincoln, offering an excellent range of local amenities including a New Co-op, convenience store, Tillbridge Tastery café, a traditional pub, primary school and a village hall. The village is surrounded by beautiful Lincolnshire countryside with an extensive network of footpaths and walking routes, including a scenic path leading to the renowned Bransby Horses Rescue and Welfare Centre, where visitors can enjoy peaceful walks, a popular café, gift shop and the chance to meet rescued horses and donkeys. Combining the tranquillity of village life with easy access to Saxilby, Lincoln and excellent transport links, Sturton by Stow is an ideal location for those seeking a welcoming community and an active outdoor lifestyle.

ACCOMMODATION

ENTRANCE HALL

A welcoming and spacious entrance hall with staircase rising to the first floor, understairs storage cupboard and tiled flooring with underfloor heating.

LOUNGE

15' 9" x 11' 8" (4.82m x 3.57m) With double glazed bi-fold doors opening onto the rear garden, log burner set within a feature fireplace and laminate flooring with underfloor heating.



SITTING ROOM

11' 8" x 11' 7" (3.57m x 3.54m) With double window to the front aspect and laminate flooring with underfloor heating.

KITCHEN/DINER

25' 10" x 19' 5" (7.88m x 5.92m) Fitted with a stylish range of wall and base units with Quartz work surfaces over, twin undermount sinks with side drainer and mixer tap over, integrated fridge, freezer, dishwasher, wine cooler, microwave, space for Range cooker, spotlights, tiled flooring with underfloor heating, double glazed bi-fold doors opening onto the rear garden and three double glazed windows to the front and rear aspects.

UTILITY ROOM

8' 5" x 6' 0" (2.57m x 1.85m) With spaces for washing machine and tumble dryer, spotlights, tiled flooring with underfloor heating, personnel door to the garage and door to the garden.

CLOAKROOM/WC

With close coupled WC and wash hand basin in a vanity style unit, spotlights, tiled flooring with underfloor heating and double glazed window to the rear aspect.

FIRST FLOOR LANDING

A generous galleried landing with airing cupboard, spotlights, two radiators and double glazed window to the front aspect.

BEDROOM 1

17' 1 (max)" x 16' 9 (max)" (5.21m x 5.11m) With double glazed window to the front aspect and two radiators.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of p-shaped panelled bath with shower over and glass shower screen, wash hand basin in a vanity style unit and close coupled WC, tiled flooring and splashbacks, spotlights and Velux window.

BEDROOM 2

12' 9" x 11' 8" (3.91m x 3.57m) With double glazed window to the rear aspect and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, tiled flooring, part tiled walls, chrome towel radiator, spotlights and double glazed window to the rear aspect.

BEDROOM 3

12' 7" x 11' 9" (3.84m x 3.59m) With double glazed window to the front aspect and radiator.

BEDROOM 4

13' 2" x 7' 4" (4.03m x 2.24m) With two double glazed windows to the front aspect and radiator.

BEDROOM 5

10' 1" x 8' 0" (3.08m x 2.46m) With double glazed window to the rear aspect and radiator.





BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, wash hand basin in a vanity style unit and close coupled WC, tiled walls and flooring, radiator and double glazed window to the rear aspect.

OUTSIDE

The property sits on an exclusive development of just five executive properties. To the front there is a lawned garden with shrubs inset and a generous gravelled driveway providing off-street parking for multiple vehicles and access to the garage. The integral garage has electric roller door to the front, personnel door to the utility room, light and power. To the rear there is an enclosed rear garden laid mainly to lawn with patio and decked seating areas, mature shrubs and flowerbeds.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – TBC.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

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

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.



WEBSITE

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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.

GENERAL

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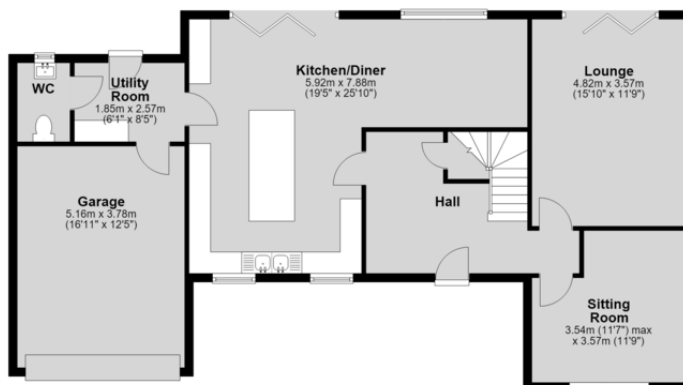
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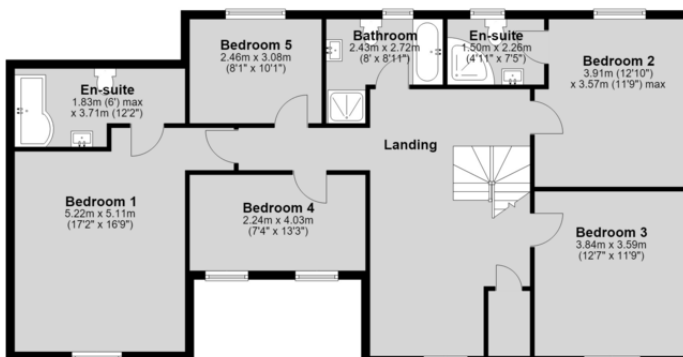
Ground Floor

Approx. 105.0 sq. metres (1130.4 sq. feet)



First Floor

Approx. 107.9 sq. metres (1160.9 sq. feet)



Total area: approx. 212.9 sq. metres (2291.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

