



42 The Close

Sturton By Stow, LN1 2AG



Book a Viewing!

£210,000

Situated in the popular village of Sturton by Stow, this well presented Two Bedroom Detached Bungalow offers comfortable and well maintained living accommodation, ideal for those looking to downsize or enjoy single storey living. The accommodation comprises an entrance hall, lounge opening onto the garden, fitted kitchen, bright and airy sun room, two double bedrooms and a bathroom. Outside, the property benefits from a driveway providing off-street parking, a single garage and attractive established gardens to both the front and rear, creating a pleasant outdoor setting. Viewing is highly recommended to fully appreciate all that this delightful home has to offer.





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

With wood effect flooring and radiator.

LOUNGE

11' 10" x 10' 5" (3.62m x 3.20m) With double glazed French doors to the rear garden and radiator.

KITCHEN DINER

11' 10" x 11' 3" (3.61m x 3.44m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ sink with side drainer and mixer tap over, spaces for cooker, fridge freezer and washing machine, tiled flooring and splashbacks, radiator, double glazed windows to the side and rear aspects and door to the sun room.





SUN ROOM

12' 11" x 4' 10" (3.95m x 1.49m) With door to the rear garden, double glazed windows to the rear and side aspects, tiled flooring and radiator.

BEDROOM 1

16' 4" x 11' 5" (5.00m x 3.48m) With double glazed window to the front aspect, decorative fireplace and radiator.

BEDROOM 2

12' 9" x 10' 6" (3.91m x 3.22m) With double glazed window to the front aspect and radiator.

BATHROOM

8' 5" x 7' 4" (2.58m x 2.25m) Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, tiled walls, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and a driveway providing off-street parking for multiple vehicles and access to the single garage. To the rear of the property there is an enclosed garden with an area of patio with a covered seating area and an area of enclosed lawn with mature shrubs and flowerbeds.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — B.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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

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





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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

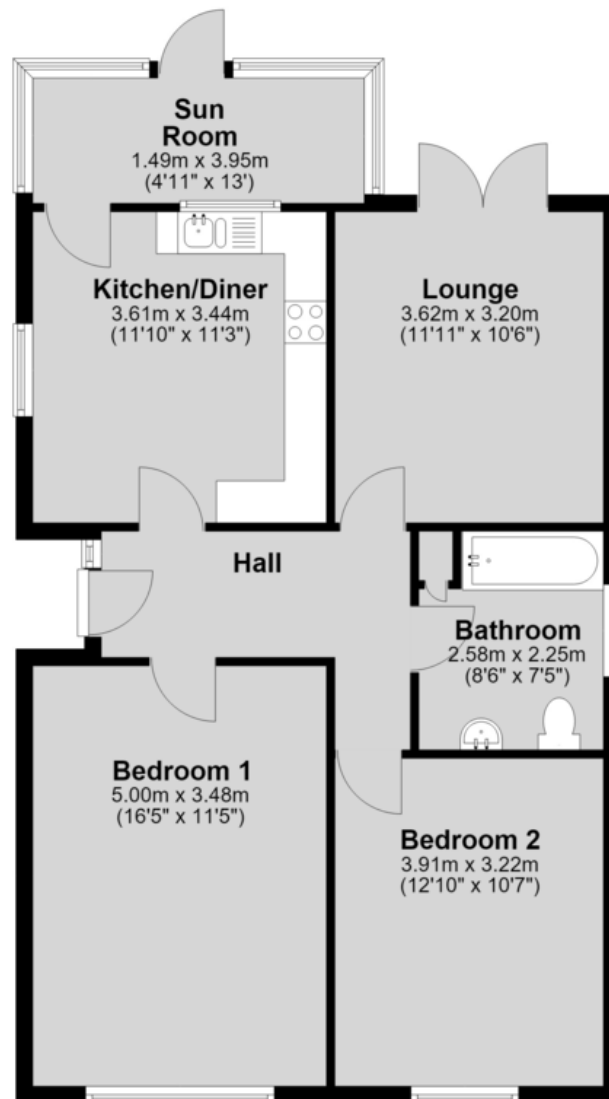
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Ground Floor

Approx. 74.9 sq. metres (806.4 sq. feet)



Total area: approx. 74.9 sq. metres (806.4 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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.



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