



**Tilly Cottage, 10 Tillbridge Road,
Sturton by Stow, LN1 2BP**



£275,000

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Tilly Cottage is a charming and deceptively spacious character property situated in the popular village of Sturton by Stow, offered for sale with No Onward Chain. Combining traditional features with generous and flexible accommodation, the property offers considerably more than may initially meet the eye, including a converted annex providing excellent additional living or working space.

The main cottage benefits from Two Double Bedrooms, Two Reception Rooms, a fitted Kitchen, separate Utility Room and Family Bathroom, whilst the former Garage Conversion provides a versatile reception room, kitchen and shower room. This additional space could be utilised as a self-contained guest suite, third bedroom, home office, studio or independent living accommodation, subject to the buyer's requirements and any necessary consents. The property is further complemented by a double garage, driveway parking and a low-maintenance enclosed rear yard. There is the added benefit of Solar Panels.





LOCATION

Sturton by Stow is a popular and well-established Lincolnshire village, offering a strong sense of community and a convenient range of everyday amenities. Local facilities include a village food store, village hall and primary school, providing many of the essentials for day-to-day village life within easy reach. The village is also particularly well placed for those needing access to larger towns and cities, with good road links providing convenient connections to both Lincoln and Gainsborough. This combination of village amenities, countryside surroundings and accessibility makes Sturton by Stow an appealing location for families, professionals and those looking for a quieter pace of life without being isolated.

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hall with stairs rising to the first floor landing and access to the dining room and separate utility room. Tiled flooring continues through the hall.



KITCHEN

7' 5" x 6' 11" (2.26m x 2.11m) Fitted with a range of base and wall mounted units, work surfaces incorporating a stainless steel sink with mixer tap, gas hob, electric oven and extractor over. There is also an integrated fridge freezer, tiled splashbacks, tiled flooring and window overlooking the rear aspect.

DINING ROOM

14' x 13' (4.27m x 3.96m) A characterful dining room featuring a feature fireplace with attractive mantel surround, exposed ceiling beams, laminate flooring, built-in cupboard storage and window overlooking the front aspect.

LOUNGE

13' 2" x 12' 2" (4.01m x 3.71m) A spacious and characterful reception room featuring exposed beams, built-in cupboard storage and a feature fireplace with mantel surround. The front facing window provides natural light and radiator.

UTILITY ROOM

10' 5" x 7' 5" (3.18m x 2.26m) A useful separate utility space fitted with worktop space, plumbing for a washing machine, space for a tumble dryer and further appliance space. The room also benefits from a Belfast sink with hot and cold taps, frosted UPVC double glazed window to the front aspect and continuing tiled flooring.

FIRST FLOOR LANDING

A spacious landing providing access to both bedrooms and family bathroom. The landing features a UPVC double glazed window to the front aspect and useful built-in storage cupboard.

BEDROOM 1

14' 1" x 12' 11" (4.29m x 3.94m) A generous double bedroom with UPVC double glazed windows overlooking front, side and rear aspects, providing excellent natural light and radiator.

BEDROOM 2

12' 11" x 9' 5" (3.94m x 2.87m) A further double bedroom with UPVC double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a traditional style three piece suite comprising bath with shower attachment, WC and pedestal wash hand basin with vanity storage. The bathroom features mermaid style wall boarding, tiled flooring, chrome heated towel radiator and two Velux style windows.

ANNEX / GARAGE CONVERSION

A particularly useful feature of Tilly Cottage is the converted annex, offering a flexible additional space with its own shower room and kitchen facilities.

ANNEX KITCHEN

A compact kitchen area fitted with a sink, electric hob and cupboard storage.





ANNEX RECEPTION ROOM

16' 6" x 13' 2" (5.03m x 4.01m) A versatile reception room with double doors opening onto the rear yard, side UPVC double glazed window, exposed brickwork, exposed beams and laminate flooring. Built-in wardrobe cupboard storage is also provided. The space could be used as a third bedroom, home office, studio, guest accommodation or additional reception room, subject to the buyer's requirements.

ANNEX WET ROOM

A practical shower room fitted with shower, WC and wash hand basin, together with mirrored vanity storage. The room benefits from mermaid style wall boarding, wet room flooring and a UPVC door providing direct access to outside.



DOUBLE GARAGE

16' 6" x 15' 5 max" (5.03m x 4.7m) A useful double garage with up-and-over door and pedestrian door providing access to the rear.

OUTSIDE

To the front of the property there is a lawned garden with mature borders, creating an attractive approach to the cottage. A driveway provides parking for two vehicles. The rear is predominantly laid to patio, providing a low maintenance and privately enclosed outdoor space, with surrounding walls and a useful log store. The rear yard is also accessible from the annex and garage.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

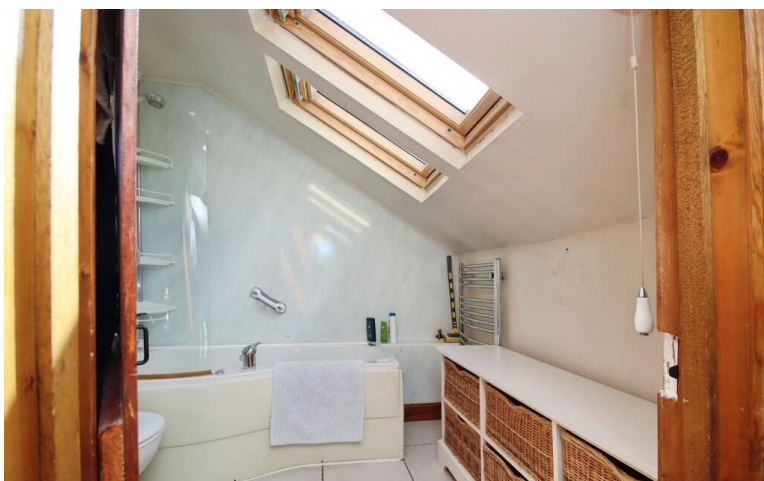
COUNCIL TAX BAND – B (West Lindsey District Council).

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.



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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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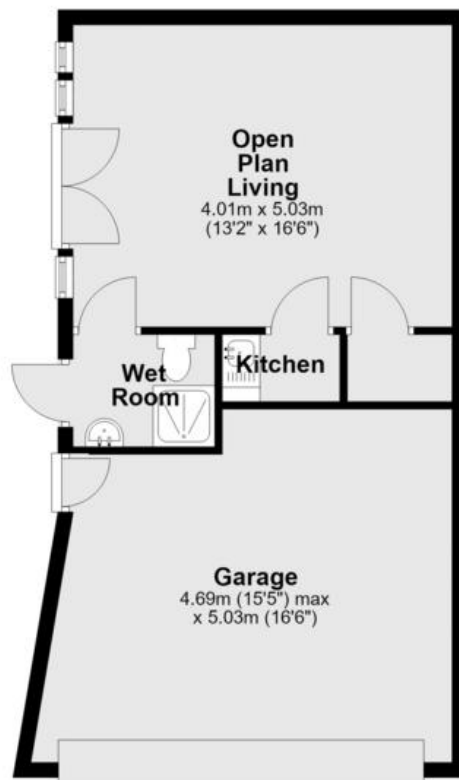
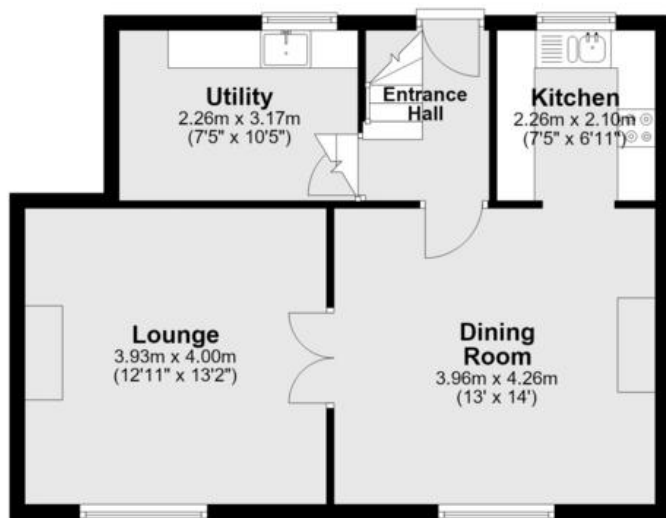
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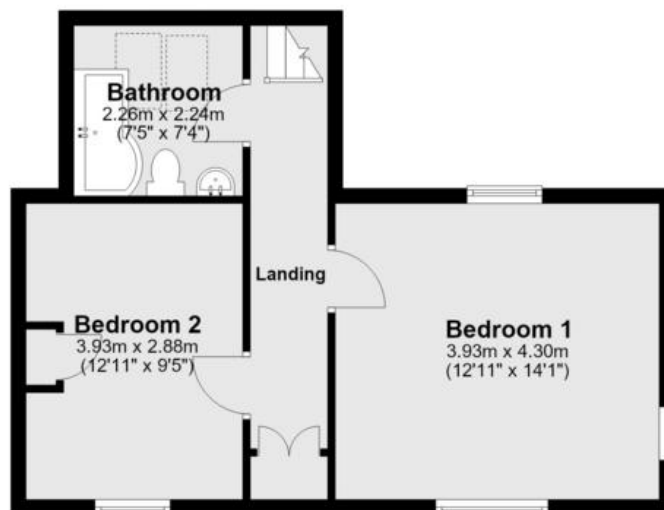
Ground Floor

Approx. 100.0 sq. metres (1075.9 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 140.9 sq. metres (1517.0 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

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