



**Lake Lodge, 3 Bransby Fields,
Sturton By Stow, LN1 2SA**



Book a Viewing!

£620,000

A substantial and impressive detached family home, occupying an enviable position within a small and exclusive development in the highly regarded village of Sturton by Stow. Thoughtfully designed and finished to an exceptional standard throughout, the property offers beautifully appointed and versatile accommodation, perfectly suited to modern family living and entertaining. The impressive ground floor features a welcoming entrance hall, lounge with feature fireplace and bi-fold doors, fitted study and an exceptional open plan living kitchen diner, providing a superb central hub to the home. The high quality kitchen is complemented by a comprehensive range of integrated appliances and bi-fold doors opening onto the landscaped garden. A generous ground floor double bedroom with luxury en-suite provides excellent flexibility for guests or multi-generational living, while a utility room, double garage and WC complete the ground floor, which further benefits from underfloor heating. To the first floor are three further generously proportioned double bedrooms, each enjoying its own luxury en-suite, together with a spacious landing. Outside, the property continues to impress with a substantial driveway providing ample parking and access to the double garage, while the beautifully landscaped south facing rear garden features a sweeping lawn, established borders and an array of patio and decked seating areas, creating a variety of spaces for outdoor dining and relaxation. Further highlights include an orchard style side garden with established fruit trees and a separate enclosed kitchen garden, making this an exceptional home for those seeking both space and an outstanding lifestyle setting. Viewing is highly recommended to fully appreciate the quality, versatility and extensive outdoor space this superb property has to offer.



Lake Lodge, 3 Bransby Fields, Sturton By Stow, Lincoln, LN1 2SA



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 a staircase rising to the first floor, understairs storage cupboard, spotlights and tiled flooring with underfloor heating.



LOUNGE

17' 5" x 11' 11" (5.31m x 3.64m) With double glazed bi-fold doors opening onto the rear garden, feature gas fire and oak flooring with underfloor heating.

STUDY

12' 4" x 6' 5" (3.76m x 1.97m) With double glazed window to the rear aspect, fitted range of office furniture including desk and storage cupboards and oak flooring with underfloor heating.

OPEN PLAN LIVING KITCHEN DINER

22' 2" x 18' 8" (6.76m x 5.69m) Fitted with a high quality range of wall and base units, complemented by Corian work surfaces over, Rangemaster ceramic sink with side drainer and mixer tap over, integrated dishwasher and wine cooler. The kitchen further benefits from a five-ring induction hob with extractor over, double eye-level electric ovens and microwave, space for an American style fridge freezer and a central island with downlighters and additional seating. Further features include recessed spotlights, tiled flooring with underfloor heating, double glazed bi-fold doors opening onto the rear garden and a double glazed window to the side aspect.



UTILITY ROOM

12' 11" x 5' 3" (3.96m x 1.62m) With a range of wall and base units to complement the kitchen with work surfaces over, ceramic Rangemaster sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, spotlights, tiled flooring with underfloor heating, personnel door to the garage and double glazed window to the side aspect.



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 side aspect.

BEDROOM 4

17' 6" (max) x 9' 8" (5.33m x 2.95m) With two double glazed windows to the front aspect, oak flooring with underfloor heating and radiator.

EN SUITE SHOWER ROOM

6' 4" x 6' 1" (1.94m x 1.86m) Fitted with a three piece suite comprising of shower cubicle with rainfall shower, close coupled WC and wash hand basin in a vanity style unit, tiled flooring with underfloor heating, part tiled walls and double glazed window to the front aspect.



FIRST FLOOR LANDING

With Velux window, airing cupboard and radiator.

BEDROOM 1

21' 7" (max) x 16' 4" (max) (6.58m x 4.98m) With two Velux windows to the front aspect, double glazed window to the rear aspect, fitted double wardrobe and two radiators.



EN SUITE SHOWER ROOM

12' 0" x 10' 0" (3.67m x 3.07m) Fitted with a three piece suite comprising of double shower cubicle with rainfall shower, close coupled WC and wash hand basin in a vanity style unit, tiled flooring, part tiled walls, chrome towel radiator and double glazed window to the rear aspect.

BEDROOM 2

13' 4" x 11' 9" (4.07m x 3.59m) With two Velux windows to the side aspect and two radiators.

DRESSING AREA

With two spacious fitted wardrobes.

EN SUITE BATHROOM

11' 9" x 7' 8" (3.59m x 2.35 m) Fitted with a three piece suite comprising of p-shaped panelled bath with rainfall shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, tiled flooring and splashbacks, chrome towel radiator and Velux window to the side aspect.

BEDROOM 3

16' 4" x 13' 6" (4.98m x 4.14m) With double glazed window to the rear aspect, fitted wardrobes and radiator.

EN SUITE SHOWER ROOM

8' 11" x 6' 9" (2.74m x 2.06m) Fitted with a three piece suite comprising of walk in shower cubicle with rainfall shower, close coupled WC and wash hand basin in a vanity style unit, tiled walls and flooring, chrome towel radiator and spotlights.



OUTSIDE

The property occupies an exclusive development of just five executive homes and enjoys a generous array of outdoor space. To the front, a substantial gravelled driveway provides ample off-road parking for multiple vehicles, together with access to the double garage. The garage features twin electric roller doors, personnel door to the utility room, Viessmann wall mounted gas fired central heating boiler, light and power.

To the rear there is a beautifully enclosed garden, predominantly laid to lawn with paved and decked seating areas. A further covered seating area, complete with light and power, provides an ideal space for outdoor entertaining throughout the year, with mature shrubs, trees and established flowerbeds creating a private and attractive setting.



To the side of the property there is an enclosed orchard garden, laid to gravel and planted with a variety of established fruit trees including apple, pear, plum and cherry. There is also a separate enclosed kitchen garden, featuring raised beds, gravelled area, patio seating area and space for growing a variety of fruit, vegetables and herbs. Further benefits include an electric vehicle charging point and a dedicated bin store.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – E.

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

Our detailed website shows 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

SELLING YOUR HOME – HOW TO GO ABOUT IT

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

<https://www.mundys.net/referrals/>

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.

GENERAL

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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Ground Floor
Approx. 143.9 sq. metres (1548.5 sq. feet)



First Floor
Approx. 107.9 sq. metres (1161.8 sq. feet)



Total area: approx. 251.8 sq. metres (2710.3 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 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.

