



40 The Close

Sturton By Stow, Lincoln, LN1 2AG



Book a Viewing!

£220,000

NO ONWARD CHAIN - REQUIRES SLIGHT MODERNISATION - This is a three bedroomed detached bungalow located in the popular village of Sturton by Stow, being in close proximity to the local shops and facilities. Internally the accommodation comprises of Inner Hallway, Lounge, Fitted Dining Kitchen, Bathroom, separate WC and three Bedrooms. Outside to the front there is a lawned garden with a block paved driveway to the side providing ample off road parking and giving access to the Garage. To the rear of the property there is a lawned garden with a paved seating area. The property does benefit from having had the bathroom, boiler and radiators replaced in 2020.



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SERVICES

All mains services available. Gas central heating. New boiler and radiators installed in 2020.

EPC RATING – D.

COUNCIL TAX BAND – B.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Upon entering the village of Sturton by Stow from Lincoln on Tillbridge Lane, turn right on to Eastfield and then left on to Upper Close which turns into The Close and the property can be located.

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.



INNER HALLWAY

With uPVC door to the side aspect, access to the roof void and doors leading to the Lounge, Kitchen Diner, Bathroom, separate WC, three Bedrooms and storage cupboard.

LOUNGE

15' 2" x 11' 11" (4.64m x 3.65m) With uPVC window to the front and side aspects and radiator.

KITCHEN DINER

17' 0" x 10' 3" (5.19m x 3.14m) With uPVC windows to the front and side aspects, uPVC door to the side aspect, fitted with a range of wall, base units and drawers with work surfaces, partly tiled walls, stainless steel sink unit and drainer with mixer tap, integral oven and four ring electric hob with extractor fan over, space for a fridge and radiator.



BATHROOM

6' 11" x 6' 8" (2.11m x 2.05m) Installed in 2020, with uPVC windows to the side aspect, bath with shower, wash hand basin, mermaid boarding to the wall and chrome towel radiator.

SEPARATE WC

With uPVC window to the side aspect, WC and radiator.

BEDROOM 1

13' 6" x 12' 5" (4.13m x 3.79m) With uPVC window to the rear aspect and radiator.

BEDROOM 2

10' 0" x 9' 10" (3.05m x 3.00m) With uPVC window to the rear aspect and radiator.



BEDROOM 3

7' 1" x 11' 11" (2.18m x 3.65m) With uPVC window to the side and radiator.

OUTSIDE

To the front there is a lawned garden with a block paved driveway to the side providing ample off road parking and giving access to the Garage. To the rear of the property there is a lawned garden with a paved seating area.

GARAGE

22' 2" x 11' 2" (6.78m x 3.42m) With up and over door to the front, power and lighting.



WEBSITE

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REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sigs & Betteridge, Ringrose Law LLP, Burton and Co, Bridge Michael, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £250 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Clowings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

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BUYING YOUR HOME

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you work out the cost of financing your purchase.

NOTE

- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

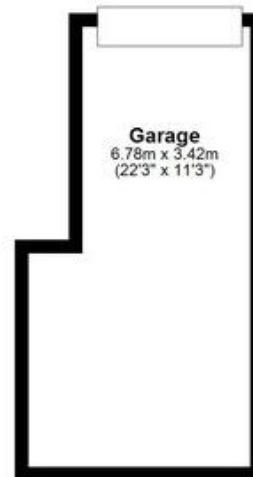
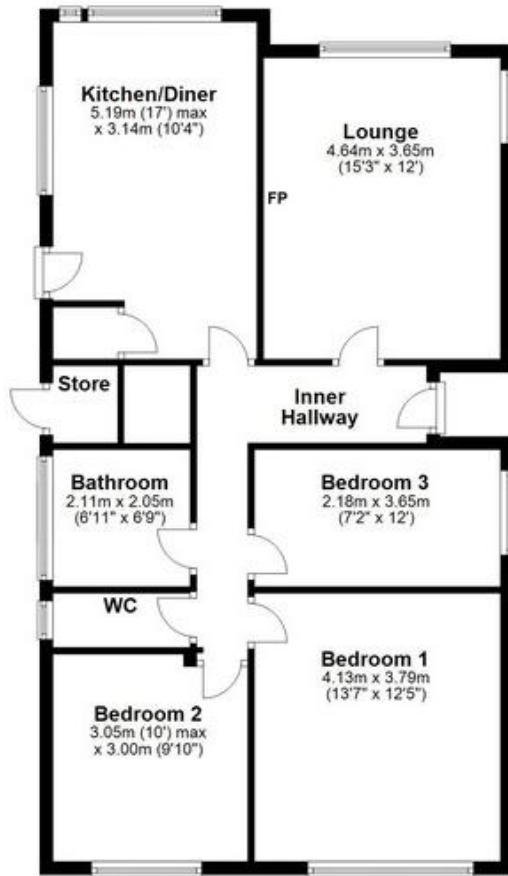
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Ground Floor

Approx. 105.8 sq. metres (1138.9 sq. feet)



Total area: approx. 105.8 sq. metres (1138.9 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

