



20 Ashfield

Sturton By Stow, Lincoln, LN1 2BN

Offers in the region of £215,000

A modern, open plan and extended detached family home located within the sought after village of Sturton by Stow in a quiet cul-de-sac. The internal accommodation briefly comprises of Entrance Porch, Lounge, extended Open Plan Kitchen, Living and Dining Area, Family Room, downstairs WC and First Floor Landing leading to three Bedrooms and Family Bathroom. Outside there is a block paved driveway and gravelled hard standing area providing off road parking for vehicles and rear lawned garden with covered seating area. The property further benefits from gas central heating and viewing is highly recommended. The property is being sold with the added benefit of No Onward Chain.





SERVICES

All mains services available. Gas fired central heating. Part under floor heating in the Kitchen and Dining Area.

EPC RATING – C.

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

TENURE - Freehold.

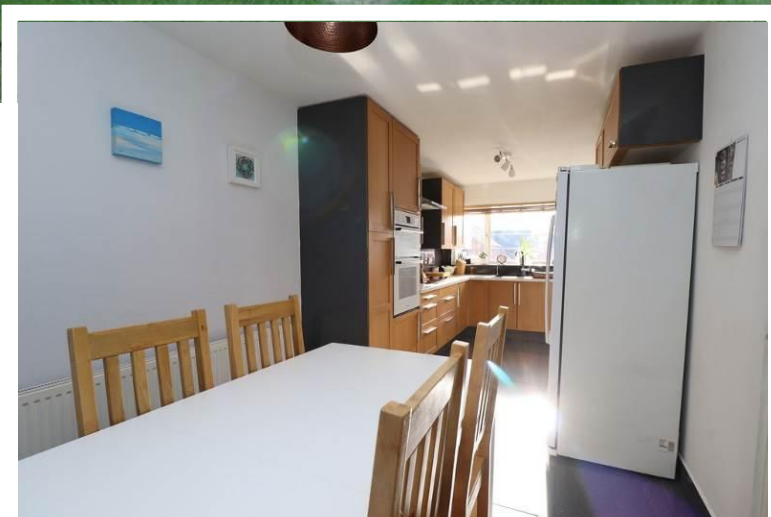
VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Upon entering the village Sturton By Stow on the A1500 from Lincoln on Tillbridge Road, continue into the centre of the village and turn right on to the High Street. Proceed along the High Street and then right on to School Lane. Continue along School Lane, turning right onto Ashfield where the property can eventually be located.

LOCATION

The sought after village of Sturton by Stow is a pleasant village 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 school, public house, newsagent/convenience store and Co-op. There is a range of further amenities available within the nearby village of Saxilby and Lincoln itself.





ENTRANCE PORCH

With main entrance door and courtesy door to the Lounge.

LOUNGE

13' 4" x 10' 3" (4.06m x 3.12m) With uPVC window to front elevation, stairs rising to the First Floor Landing and single radiator.

OPEN PLAN KITCHEN, LIVING & DINING AREA

25' 2" x 8' 2" (7.67m x 2.49m)

Kitchen Area - fitted with a range of wall, base units and drawers with work surfaces over, 1 1/2 bowl sink unit and drainer with filter tap, integral double oven and hob with extractor fan over, fitted tall cupboard, space for a fridge freezer, tiled floor with part under floor heating and uPVC window to front elevation.

Living and Dining Area - with uPVC patio/French doors and side windows, radiator and tiled floor.

UNDER STAIRS STORAGE AREA

With plumbing for a washing machine and space for a tumble dryer.

FAMILY ROOM

13' 8" x 7' 10" (4.17m x 2.39m) With two uPVC windows to rear elevation and double radiator (this room could also be utilised as a fourth Bedroom).

DOWNSTAIRS WC

With WC, wash hand basin, tiled floor and part tiled surround.

FIRST FLOOR LANDING

With access to loft space with drop down ladder.

LOFT ROOM

13' 6" x 10' 3" (4.11m x 3.12m (max measurements excluding sloping ceiling) Which has been converted to provide an ideal area for storage/hobbies and benefits from a single radiator, Velux window, insulation and electrical sockets.

BEDROOM 1

10' 2" x 9' 9" (3.1m x 2.97m) With uPVC box bay window to front elevation, fitted mirror fronted wardrobes with sliding doors, double radiator and walk-in storage area.

BEDROOM 2

16' 9" (max into recess) 12' 7" (min) x 8' 4" (3.84m (min) x 2.54m) With two uPVC windows to front and rear elevations and single radiator.

BEDROOM 3

9' 9" x 5' 9" (2.97m x 1.75m) With uPVC window to rear elevation and single radiator.

BATHROOM

7' 7" x 5' 6" (2.31m x 1.68m) With suite to comprise of bath with rainfall shower over, WC and wash hand basin, part tiled surround, tiled floor, towel radiator, extractor fan and uPVC window to rear elevation.





OUTSIDE

To the front of the property there is a block paved driveway and gravelled hard standing area providing off road parking for up to three vehicles. There is a side gated access leading to the rear garden with raised lawned area, patio area, pond, bin store, outside tap, shed, raised beds and covered seating area with power.

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers 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 £150 per sale and £150 per purchase from them.

CMH and J. Walter 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.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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

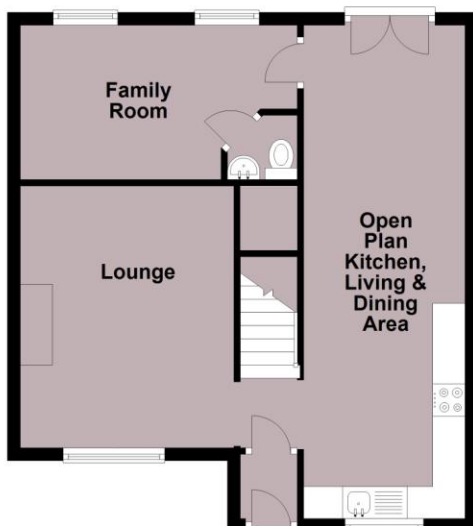
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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 a spot verified.

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Ground Floor

Approx. 48.9 sq. metres (526.3 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



Total area: approx. 87.7 sq. metres (944.1 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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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.

