



18 Tillbridge Road

Sturton By Stow, Lincoln, LN1 2BP

£330,000

A spacious detached bungalow situated on a mature plot of approximately 0.25 acres (STS) in the village of Sturton By Stow, to the North-West of the Cathedral City of Lincoln. The property has spacious accommodation comprising of Hall, Lounge, Dining Room, Breakfast Kitchen, large Conservatory, Cloakroom/WC, three Double Bedrooms, Bathroom and a separate WC. Outside there is a generous and private plot with enclosed mature Gardens, a block paved Driveway for multiple vehicles and a substantial detached Garage. Viewing of this non-estate bungalow is highly recommend to appreciate the potential on offer and the fantastic plot on which it sits. The property further benefits from No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – E

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

TENURE – Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading North out of Lincoln on the A15, continue along for some time and pass the Lincolnshire Showground. At the roundabout take the first turning left on to the A1500 Tillbridge Lane. Continue along for some time, heading towards the village of Sturton By Stow and the property can be located on the left hand side.

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.





HALL

With loft access point and radiator.

LOUNGE

17' 10" x 15' 1" (5.46m x 4.62m), with double glazed window to the front aspect, double glazed bay window to the side aspect, double glazed French doors to the Rear Garden, decorative fireplace and radiator.

DINING ROOM

9' 10" x 8' 4" (3.01m x 2.55m), with secondary glazed window to the side aspect and radiator.

BREAKFAST KITCHEN

16' 0" x 10' 11" (4.88m x 3.34m), fitted with wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for a fridge freezer, washing machine and cooker, tiled splashbacks, laminate flooring, two radiators, four double glazed windows to the rear and side aspects and double glazed door to the Conservatory.



CONSERVATORY

20' 1 (max)" x 16' 10 (max)" (6.12m x 5.13m), with double glazed French doors to the Rear Garden, double glazed door to the side aspect and tiled flooring.

CLOAKROOM/WC

With close coupled WC, wall-mounted wash hand basin, gas-fired central heating boiler, part-tiled walls, tiled flooring and secondary glazed window to the side aspect.



BEDROOM 1

12' 1" x 10' 7" (3.69m x 3.24m), with double glazed bay window to the front aspect, electric fire in feature fireplace and radiator.

BEDROOM 2

12' 7" x 10' 5" (3.84m x 3.18m), with double glazed windows to the front and side aspects and radiator.

BEDROOM 3

10' 3" x 7' 11" (3.14m x 2.43m), with double glazed window to the rear aspect and radiator.

BATHROOM

7' 3" x 5' 11" (2.23m x 1.81m), fitted with panelled bath with shower over and wash hand basin in a vanity unit, tiled splashbacks, radiator and secondary glazed window to the rear aspect.



SEPARATE WC

With close coupled WC, radiator and window to the rear aspect.

OUTSIDE

The property sits on a generous non-estate plot of approximately 0.25 acres (STS). To the front there is a lawned Garden behind privacy hedging. To the side there is a large block paved Driveway providing off-street parking for multiple vehicles. To the rear of the property there is a private and enclosed Garden laid to lawn with several seating areas, a shed, greenhouse, summer house and potting shed.



GARAGE

With twin up and over doors, personal door to the rear aspect, windows to the side and rear aspects, light and 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

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

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

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

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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 roughly checked.

GENERAL

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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.
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Ground Floor

Approx. 179.0 sq. metres (1926.8 sq. feet)



Total area: approx. 179.0 sq. metres (1926.8 sq. feet)

For illustration purposes only
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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.

