



11 Twitchell

Sturton By Stow, Lincoln, LN1 2BT

£210,000

A detached bungalow situated in a pleasant corner position within the village of Sturton By Stow. The internal accommodation briefly comprises of Main Entrance Hall, Lounge, Kitchen, Rear Entrance Porch, three Bedrooms and Bathroom. Outside there are gardens to the front, side and rear with a driveway providing access to the Single Garage. The property benefits from gas central heating and is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

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.



ACCOMMODATION

ENTRANCE HALL

With UPVC main entrance door, airing cupboard and access to the roof void.

LOUNGE

15' 10" x 11' 11" (4.83m x 3.63m), with two UPVC windows, radiator and coving to ceiling.

KITCHEN

11' 11" x 9' 0" (3.63m x 2.74m), with fitted units, radiator, 1 ½ bowl sink unit and drainer, Worcester gas central heating boiler and two UPVC windows to the rear and side elevations.



REAR ENTRANCE PORCH

With UPVC windows and rear entrance door.

BEDROOM

12' 0" x 9' 11" (3.66m x 3.02m), with UPVC window to the front elevation, radiator and coving to ceiling.

BEDROOM

8' 11" x 8' 10" (2.72m x 2.69m), with UPVC window to the rear elevation and radiator.

BEDROOM

9' 11" x 7' 0" (3.02m x 2.13m), with UPVC window to the side elevation, built-in double wardrobe and radiator.



BATHROOM

With suite to comprise of bath, WC and wash hand basin, towel radiator, part tiled surround and UPVC window to the rear elevation.

OUTSIDE

The property is situated in a pleasant corner position with lawned gardens to the front, side and rear. There is a wide variety of mature shrubs, borders and trees. There is a driveway and Single Garage and shed to the rear of the property.

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, Dale & 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 £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.

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

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.

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

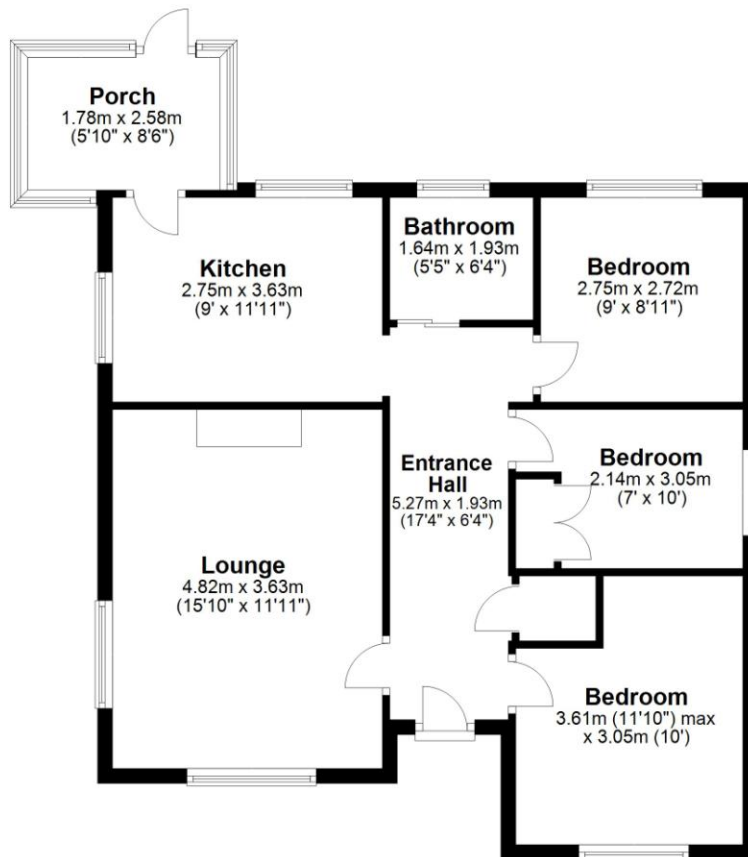
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Floor Plan

Approx. 71.7 sq. metres (771.9 sq. feet)



Total area: approx. 71.7 sq. metres (771.9 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

11 Twitchell, Sturton By Stow, Lincoln

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 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.

