



**School Lane Farm House, School Lane
Sturton By Stow, LN1 2BY**

£599,950

We are pleased to offer for sale this executive and thoughtfully extended five bedroom detached family home in the village of Sturton by Stow. The well-presented accommodation briefly comprises of Porch, Hall, Lounge, Kitchen/Dining Room, large Conservatory, Snug, Study, side Conservatory, Utility Room, Cloakroom/WC and a First Floor Landing leading to five double Bedrooms, two with En-suite Shower Rooms and a Family Bathroom. The property sits in a generous plot with beautiful gardens to the front and rear and overlooking open fields. There is also a block paved driveway, a carport and a garage. Viewing is essential to appreciate all this property has to offer.



School Lane Farm House, School Lane, Sturton By Stow, Lincoln, LN1 2BY



SERVICES

All mains services available. Gas central heating. TV amplification system distributed around the house.

EPC RATING – D

COUNCIL TAX BAND –E

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 range of local amenities within the village including a shop, a primary school, public house (The New Plough), newsagent/convenience store, a new Co-op and a village cafe (Tillbridge Tasteries). There is a range of wider amenities available within the nearby village of Saxilby and Lincoln.



There is a good bus service into Lincoln and Gainsborough and a train service in the adjacent village of Saxilby. In addition to the primary school in the village, there is a wide choice of comprehensive schools in Lincoln and Gainsborough and a grammar school in Gainsborough.

ACCOMMODATION

PORCH

9' 11" x 5' 6" (3.03m x 1.68m) With radiator.

HALL

With staircase to the first floor, wood effect flooring, under stairs storage cupboard and radiator.



LOUNGE

23' 1" x 11' 11" (7.06m x 3.64m) With high output gas fire in a feature fireplace, double glazed window to the front aspect, two radiators and Bi-fold doors to the conservatory.

KITCHEN DINER

21' 1" x 12' 1" (6.45m x 3.70m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for Range cooker and American style fridge freezer, integrated dishwasher, tiled splashbacks, wood effect flooring, two radiators, three double glazed windows to the front aspect and Bi-fold doors to the conservatory.



CONSERVATORY

20' 8" x 15' 8" (6.31m x 4.78m) With double glazed French doors to the rear garden, double glazed door to the side aspect, natural stone Travertine flooring and two radiators.

SNUG

12' 5" x 11' 11" (3.79m x 3.64m) With gas fire in feature fireplace, double glazed window to the front aspect, French doors to the conservatory, wood effect flooring and radiator.

SIDE CONSERVATORY

10' 6" x 7' 8" (3.22m x 2.36m) With double glazed doors to the front and rear aspects and tiled flooring.



STUDY

12' 0" x 10' 3" (3.67m x 3.14m) With double glazed window to the rear aspect and radiator.

UTILITY ROOM

Fitted with wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, double glazed window to the rear aspect, door to the side aspect and natural stone Travertine flooring.



CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, natural stone Travertine flooring, tiled splashbacks and radiator.

FIRST FLOOR LANDING

With double glazed window to the front aspect.

BEDROOM 1

21' 2" x 12' 2" (6.46m x 3.73m) With six double glazed windows to the front, side and rear aspects, wood effect flooring and two radiators.

EN-SUITE

Fitted with a three piece suite comprising of walk-in shower cubicle, wash hand basin and close coupled WC, two wall mounted mirrored cabinets, shaver point unit, tiled walls, tiled flooring, chrome towel radiator, spotlights and double glazed window to the rear aspect.



BEDROOM 2

12' 4" x 11' 11" (3.77m x 3.64m) With double glazed window to the front aspect and radiator.

EN-SUITE

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, heated mirror over with lighting and shaver point, tiled walls, tiled flooring, radiator, spotlights and double glazed window to the side aspect.



BEDROOM 3

12' 0" x 8' 11" (3.66m x 2.73m) With double glazed window to the front aspect and radiator.

BEDROOM 4

13' 4" x 8' 5" (4.07m x 2.57m) With double glazed window to the rear aspect, a range of fitted bedroom furniture, wood effect flooring and radiator.

BEDROOM 5

14' 5" x 9' 2" (4.40m x 2.80m) With double glazed window to the rear aspect and a large storage/airing cupboard.



BATHROOM

Fitted with a three piece suite comprising of P-shaped bath with shower over and glass shower screen, close coupled WC and wash hand basin on a vanity stand, heated mirror over with lighting and two shaver points, part tiled walls, tiled flooring, towel radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a lawned garden set behind low-level wall with mature shrubs. To the side there is a gated block paved driveway providing off road parking for multiple vehicles and giving access to the carport and garage. There is a side gate giving pedestrian access to the rear garden. To the rear of the property there is a large and enclosed garden laid mainly to lawn with patio and decked seating areas, mature shrubs, stocked borders and far reaching open field views. To the end of the rear garden there is a vegetable garden with greenhouse, vegetable patches and an attractive seating area under a Pergola with a vine.



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.nz

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.

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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 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 d'Water 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.

Clovelings 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 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 HomeBuyer 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.

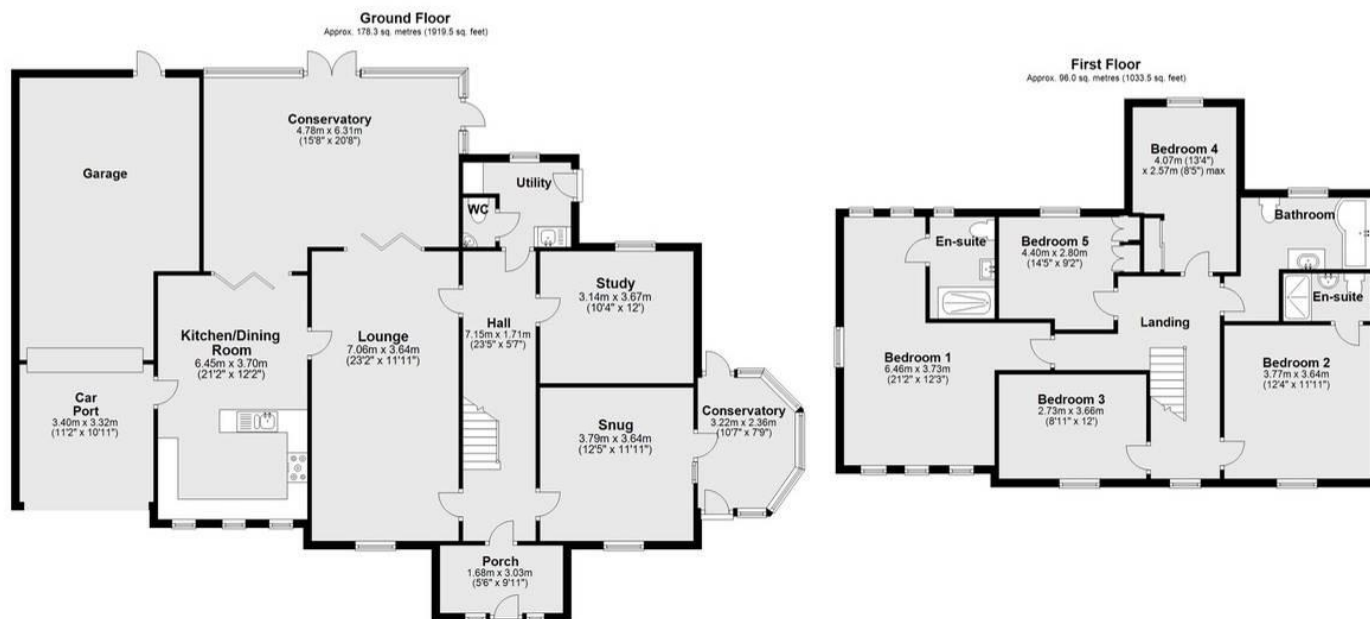
GENERAL

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 their own use 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 whatsoever in relation to this property.
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Total area: approx. 274.3 sq. metres (2952.9 sq. feet)
 For illustration purposes only.
 Plan produced using PlanUp.



29 – 30 Silver Street
Lincoln
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01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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