



## 42 Stow Road

Sturton By Stow, Lincoln, LN1 2BZ

**£325,000**

A well presented detached family home located in a pleasant non-estate position within the popular village of Sturton by Stow. The internal accommodation briefly comprises of Main Entrance Hall, WC, Lounge, Dining Room, Conservatory, fitted Kitchen, Breakfast Area, Utility Area and First Floor Landing leading to five Bedrooms, En-Suite and Family Bathroom. Outside there are gardens to both the front and rear, an extensive driveway providing off road parking / hard standing for vehicles and giving access to the Integral Garage. Viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – D**

**LOCAL AUTHORITY -** West Lindsey District Council

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**DIRECTIONS**

Upon entering the village of Sturton by Stow on Tillbridge Lane, turn right at the crossroads on to the High Street which leads on to Stow Road. Continue along Stow Road and the property can be located on the right 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 school, public house, newsagent/convenience store, 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.



#### MAIN ENTRANCE HALL

With uPVC main entrance door, stairs rising to the First Floor Landing, wall radiator and further radiator.

#### WC

With WC, wash hand basin, radiator, part tiled surround, coving to ceiling and extractor fan.

#### LOUNGE

15' 5" x 12' 9" (4.7m x 3.89m) With uPVC double patio doors with side windows, double radiator, coving to ceiling and double doors leading to the Dining Room.

#### DINING ROOM

10' 11" x 8' 5" (3.33m x 2.57m) With double glazed French doors leading to the Conservatory, radiator, coving to ceiling and double doors to the Lounge.



#### CONSERVATORY

13' 11" x 9' 10" (4.24m x 3m) With uPVC double patio doors, uPVC windows, double radiator and tiled floor.

#### KITCHEN

13' 11" x 8' 3" (4.24m x 2.51m) Fitted with a range of wall, base units and drawers with work surfaces over, integral dishwasher and fridge, Belling Range cooker, 1 1/2 bowl ceramic sink and drainer, extractor hood, tiled floor, part tiled surround, inset spotlights to ceiling, cupboard housing the gas fired central heating boiler and uPVC side entrance door.

#### BREAKFAST AREA

10' 1" x 7' 9" (3.07m x 2.36m) With uPVC window to front elevation, tiled floor and radiator.



#### FIRST FLOOR LANDING

#### BEDROOM

14' 3" x 10' 5" (4.34m x 3.18m) With two uPVC windows to front elevation, uPVC window to side elevation, built-in double wardrobes and radiator.

#### EN-SUITE

With suite to comprise of WC, feature wash hand basin and fitted shower cubicle with rainfall shower head, part tiled surround and towel radiator.

#### BEDROOM

13' 1" x 8' 5" (3.99m x 2.57m) With uPVC window to rear elevation, single radiator and coving to ceiling.

#### BEDROOM

10' 10" x 9' 8" (3.3m x 2.95m) With uPVC window to rear elevation and single radiator.

#### BEDROOM

8' 11" x 9' 4" (2.72m x 2.84m) With uPVC window to front elevation, single radiator and coving to ceiling.

#### BEDROOM

6' 9" x 6' 7" (2.06m x 2.01m) With uPVC window to side elevation, single radiator and coving to ceiling.





## BATHROOM

With suite to comprise of WC, wash hand basin and bath, part tiled surround, fitted shower cubicle, single radiator, airing cupboard housing the hot water cylinder and uPVC window to side elevation.

## OUTSIDE

The property is situated in a pleasant non-estate position. To the front of the property there is an extensive block paved driveway providing off road parking for vehicles and giving access to the Single Integral Garage. There is a shaped lawned area and access to the enclosed rear garden with patio and lawned area, a variety of flower beds, shrubs and trees.

## GARAGE/UTILITY AREA

With electric roller door to the front, utility area fitted with base and wall cupboards, sink unit with mixer tap, plumbing for a washing machine, internal fire door, 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](http://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 - HOW WE MAY REFER YOU TO

Site & Estate Agents, Ringrose Law LLP, Burton and Co, Bridge MGF and all 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.

CWH and J 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.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby 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 HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

## 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

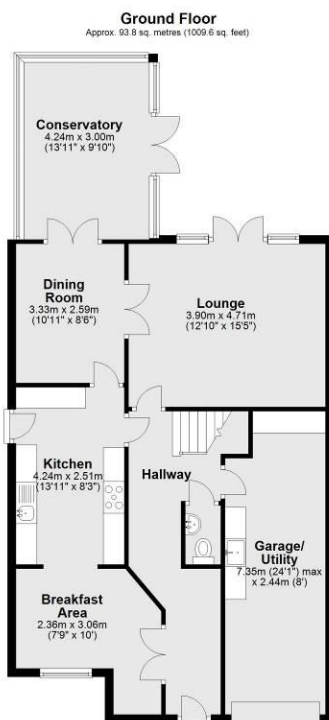
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## 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 for themselves and the vendors (Lessors) for whom they act as Agents given their ethical.

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. 166.5 sq. metres (1792.7 sq. feet)

For illustration purposes only.  
Plan produced using PlanItUp.

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