



## 18 Fleets Road

Sturton By Stow, Lincoln, LN1 2BU



Book a Viewing!

**£275,000**

An extended character cottage located in this popular village of Sturton By Stow. The property has been well-maintained by the current owners and offers spacious living accommodation to comprise of modern fitted Kitchen, Lounge with fireplace and beams to the ceiling, extended Dining Area and a First Floor Landing giving access to three Bedrooms and a Family Bathroom. The property is situated on a larger than average plot with extensive gardens to the front, side and rear of the property, a driveway providing off road parking and access to a wooden detached double garage. There is a range of seating areas in the rear garden to enjoy the space.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

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

**LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.





## ACCOMODATION

### KITCHEN

6' 9" x 24' 9" (2.06m x 7.56m), with two UPVC windows overlooking the rear garden, UPVC glass panelled door to the rear garden, laminate flooring, fitted with a range of modern base units with drawers and work surfaces over, composite sink unit and drainer with mixer tap, integral dishwasher, spaces for a cooker and washing machine, concealed gas central heating boiler, wall mounted cupboards with complementary splashbacks, beams to the ceiling, breakfast bar, radiator, fitted storage area and space for a fridge freezer.

### LOUNGE

11' 4" x 13' 5" (3.46m x 4.11m), with sash window and glass panelled door to the covered entrance, multi-fuel log burner with tiled hearth, radiator, beams to the ceiling and leading into the dining area.

### DINING AREA

15' 2" x 9' 10" (4.64m x 3.02m), with UPVC windows to the front and side aspects, radiator and stairs to the first floor landing.

### FIRST FLOOR LANDING

With doors to three bedrooms, bathroom and airing cupboard.

### BEDROOM 1

11' 11" x 13' 4" (3.65m x 4.07m), with UPVC window to the front aspect, radiator, fitted storage cupboard and access to the roof void.

### BEDROOM 2

11' 9" x 10' 0" (3.60m x 3.07m), with UPVC window to the front aspect, radiator and access to the roof void.

### BEDROOM 3

6' 10" x 10' 9" (2.10m x 3.30m), with UPVC window and Velux window to the rear aspect, fitted storage cupboard, wooden laminate flooring and radiator.

### BATHROOM

6' 9" x 6' 9" (2.08m x 2.08m), with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, chrome towel radiator and partly tiled walls.

### OUTSIDE

To the rear of the property there is a larger than average garden with well-kept lawned areas, flowerbeds, paved seating areas, summer house with a deck area, pond, mature shrubs and trees, detached double garage and a range of further sheds. To the side of the property there is a gravelled driveway providing ample off road parking and giving access to the garage. To the front of the property there is lawned garden with mature shrubs and trees, fruit trees, flowerbeds and a path to the front covered entrance.





## DOUBLE GARAGE 18' 10" x 15' 5" (5.75m x 4.72m)

### 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 – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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 01 522 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

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 give notice that:

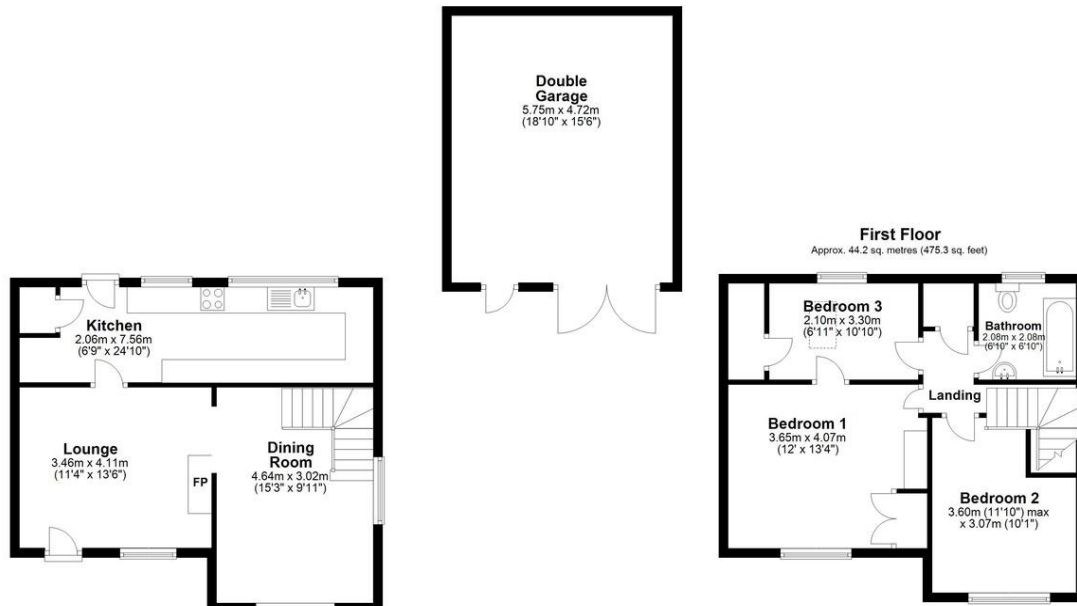
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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### Ground Floor

Approx. 71.8 sq. metres (772.5 sq. feet)



Total area: approx. 115.9 sq. metres (1247.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

29 – 30 Silver Street  
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