



1a Millers Court

Sturton By Stow, Lincoln, LN1 2ZW



Book a Viewing!

£270,000

An excellent new detached chalet home located within the pleasant village of Sturton by Stow. The property has been constructed by local builders Messrs Lincon Ltd and offers accommodation to briefly comprise of Main Entrance Hall, Open Plan fitted Kitchen with integrated appliances and Dining Area, Utility Room with Cloakroom, Lounge with patio doors leading to the side garden and a First Floor Landing leading to two large double Bedrooms and a Family Bathroom. Outside the property is situated in a pleasant cul de sac with a gravelled driveway providing off road parking for vehicles and a private side garden. Viewing of this property is highly recommended.





SERVICES

All mains services available. Gas central heating. Alarm.

NOTE - Carpets are included and the garden will be turfed.

EPC RATING – 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 main entrance door, stairs rising to the first floor, radiator and alarm controls, under stairs storage cupboard, inset spotlights and UPVC window to the front elevation.

LOUNGE

19' 11" x 12' 2" (6.07m x 3.71m), with UPVC window to the front elevation, UPVC patio doors to the side garden, radiator and TV points.

KITCHEN/DINER

19' 11" x 12' 2" (6.07m x 3.71m), fitted with a range of base units and drawers with work surfaces over, 1 ½ bowl sink unit and drainer, integral fridge freezer, dishwasher, AEG oven and induction hob with extractor hood, inset spotlights, radiator and two UPVC windows to the front and side elevations.

UTILITY ROOM

8' 0" x 5' 7" (2.44m x 1.7m), fitted with base units with work surface, sink unit and drainer, inset spotlights, extractor fan, Worcester gas central heating boiler, radiator and double glazed rear entrance door.

CLOAKROOM

With WC, wash hand basin with vanity unit below, radiator, extractor fan and inset spotlights.

FIRST FLOOR LANDING

With radiator, inset spotlights, keylite skylight and access to the roof void.

BEDROOM

19' 10" x 12' 2" maximum excluding the sloping ceiling (6.05m x 3.71m), with UPVC dormer window to the front elevation, keylite skylight and radiator.

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BATHROOM

With suite to comprise of stand alone bath, fitted shower cubicle, WC and wash hand basin with vanity cupboard below, towel radiator, inset spotlights, extractor fan and keylite skylight.

OUTSIDE

There is a gravelled driveway providing off road parking for vehicles and paved walkway leading to the side garden.





WEBSITE

Our detailed website show 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

SMS & 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 Calum 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 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.

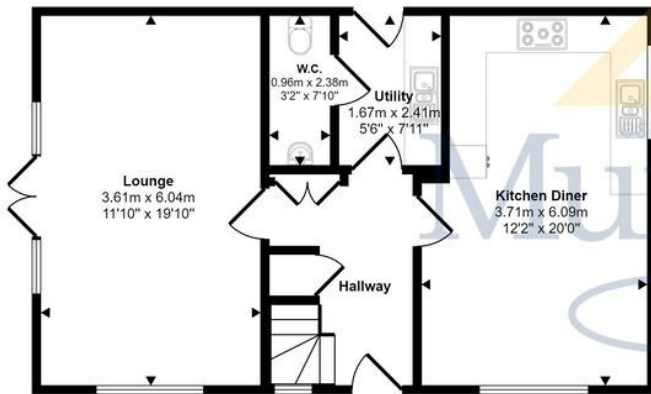
GENERAL

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:

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

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Approx Gross Internal Area
120 sq m / 1295 sq ft



Ground Floor
Approx 60 sq m / 649 sq ft

☐ Denotes head height below 1.5m



First Floor
Approx 60 sq m / 646 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.

