



## The Rectory, Normanby Road

Stow, Lincoln, LN1 2DF



Book a Viewing!

**£425,000**

A detached family home located in a pleasant non-estate position opposite the Parish Church of St Mary's and is situated within the village of Stow. The property is situated on an extensive mature plot which extends to approx. 0.5 acres (STS) with gardens to both the front and rear, driveway and Detached Single Garage. The internal accommodation briefly comprises of Entrance Hall, Cloakroom/WC, Inner Hallway, Lounge, Family Room, Dining Room, fitted Kitchen and a First Floor Landing leading to four Bedrooms, Shower Room and Family Bathroom. The property further benefits from gas central heating and is being sold with No Onward Chain.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**COUNCIL TAX BAND** – F (West Lindsey District Council).

**TENURE** - Freehold.

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

**LOCATION**

The property is located within the popular village of Stow, conveniently located between Gainsborough and Lincoln. A small range of local amenities area available within the village of Stow and neighbouring villages of Sturton By Stow, Ingham and Saxilby. A full range of services and facilities are available in Lincoln City Centre and Gainsborough Town Centre.

**ACCOMMODATION**

**ENTRANCE HALL**

With UPVC main entrance door and side window and double radiator.

**WC**

With WC, wash hand basin, two UPVC windows and radiator.



#### MAIN RECEPTION/INNER HALLWAY

With stairs to the first floor, UPVC window and double radiator.

#### LOUNGE

17' 10" x 13' 11" (5.44m x 4.24m) , with two UPVC windows, two double radiators, UPVC rear entrance door and open fire.

#### DINING ROOM

12' 4" x 11' 11" (3.76m x 3.63m) , with UPVC window and double radiator.

#### FAMILY ROOM

13' 11" x 11' 11" (4.24m x 3.63m) , with UPVC window, double radiator and open fire.



#### KITCHEN

16' 9" x 11' 10" (5.11m x 3.61m) , fitted with wall and base cupboards with drawers and work surfaces over, 1½ bowl sink unit and drainer, radiator, three UPVC windows and a walk-in pantry with UPVC windows.

#### FIRST FLOOR LANDING

With UPVC window, access to the roof void and double radiator.

#### BEDROOM

13' 11" x 11' 10" (4.24m x 3.61m) , with UPVC windows, radiator and two built-in double wardrobes with cupboards above.

#### BEDROOM

12' 0" x 11' 6" (3.66m x 3.51m) , with two UPVC windows and radiator.

#### BEDROOM

12' 5" x 9' 7" (3.78m x 2.92m) , with UPVC window, radiator and built-in double wardrobe.

#### BEDROOM

13' 10" x 7' 10" (4.22m x 2.39m) , with UPVC window and radiator.



#### BATHROOM

With suite to comprise of bath with shower over and wash hand basin, radiator, cupboard housing the gas central heating boiler and hot water cylinder and UPVC window.

#### SHOWER ROOM

With suite to comprise of fitted shower cubicle, WC and wash hand basin and UPVC window.

#### OUTSIDE

The property occupies a well-proportioned plot which extends to approx. 0.5 acres (STS). The driveway extends to the front of the property and provides parking for numerous vehicles and leading to the Detached Single Garage. The rear garden is principally laid to lawn enclosed by a combination of mature hedging and brick wall.

#### GARAGE

16' 4" x 10' 8" (4.98m x 3.25m) , with up and over door, light and power .



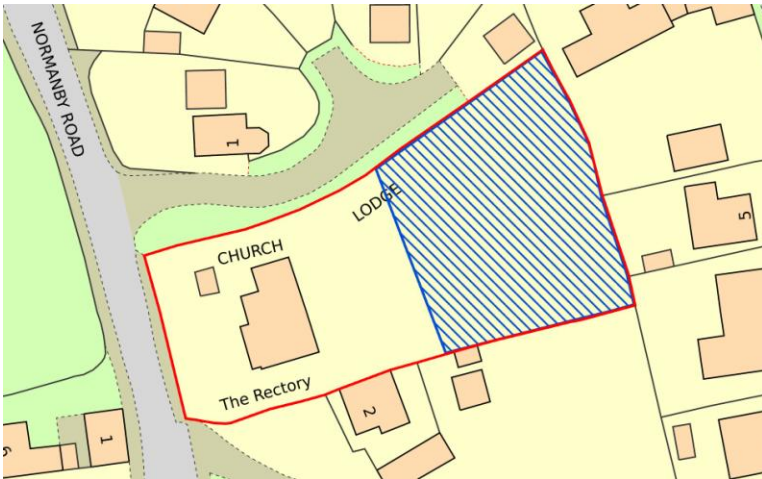




**NOTE** - Restricted covenant and overage. The buyer should be aware that the rear of the back garden is subject to a Restrictive Covenant limiting the garden ground ancillary to the house. In addition, an Overage provision would be attached to the rear of the back garden hatched blue such that for 80 years from the date of sale, the seller would be entitled to 50% of the increase in value, following the sale with the benefit of, or the implementation of, a Planning Permission for any use beyond that of garden ground ancillary to the house.

We have been made aware that the property previously had Japanese Knotweed identified to the north of the garage and this has subsequently been treated and is now under a management program with a guarantee of available until 2029.

Parties making an offer should be aware that the property is sold as seen and the successful buyer at their cost would have to arrange for any repairs, alterations and upgrades they require.



**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 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 £50 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 them we will receive a referral fee of up to £125.

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

Mundys Financial Services 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 536088 and ask for Steven Spivey MRICS.

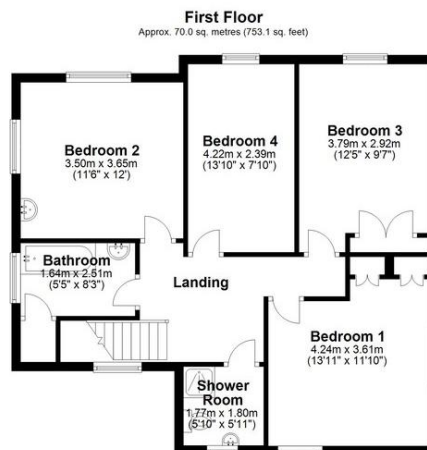
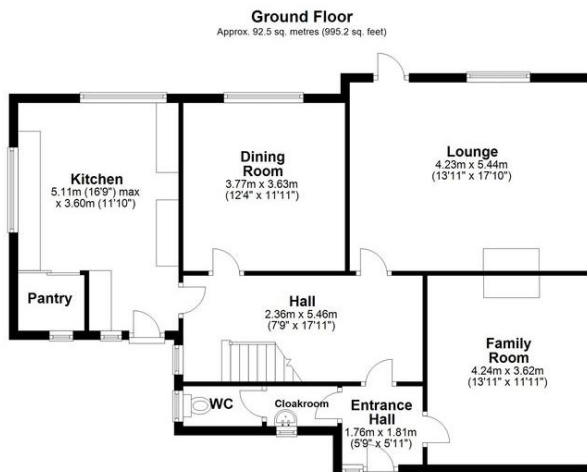
**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Adviser who can help you work out the costs of financing your purchase.

- NOTE**
1. None of these 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 do not constitute an offer or warranty and the vendors (Lesors) for whom they act as Agents give no such guarantee.

1. The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys is any authority to make or give representation or warranty 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 yourself or inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.  
Plan produced using PlanItUp.

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22 Queen Street  
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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 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.

