



## Pinchbeck Farmhouse, Mill Lane

Sturton By Stow, Lincoln, LN1 2AS



Book a Viewing!

**£325,000**

Situated in the heart of the Lincolnshire countryside, a detached former farmhouse within a plot of approximately 1/2 acre (STS). The property offers much potential with the living accommodation comprising of large Conservatory, Hall, Lounge, Dining Room, Kitchen, Utility Room, Sitting Room, rear Hall, First Floor Landing, three Bedrooms and a Bathroom. Outside is an outside WC, two detached garages, off street parking, numerous outbuildings, a yard to the rear and generous formal lawned gardens, with countryside views to all sides. Viewing of this fantastic property is highly recommended to appreciate its position and the potential on offer. No Onward Chain.





**Pinchbeck Farmhouse, Mill Lane, Sturton By Stow, Lincoln, LN1 2AS**



**SERVICES**

Mains electricity, water and drainage. Oil fired central heating.

**EPC RATING** – F.

**COUNCIL TAX BAND** – 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.

**CONSERVATORY**

27' 3" x 10' 11" (8.31m x 3.35m) With double glazed French doors to the front aspect and tiled flooring.





#### HALL

With staircase to the first floor and tiled flooring.

#### LOUNGE

13' 1" x 13' 1" (4.00m x 4.00m) With double glazed windows to the front and side aspects, electric fire set within a feature fireplace, wooden flooring and radiator.

#### DINING ROOM

11' 8" x 11' 8" (3.58m x 3.57m) With double glazed windows to the front and side aspects, Aga, laminate flooring and radiator.

#### KITCHEN

11' 7" x 6' 3" (3.55m x 1.92m) Fitted with a range on wall and base units with work surfaces over, spaces for cooker and fridge, stainless steel 1½ bowl sink with side drainer and mixer tap over, tiled flooring and splashbacks and two double glazed windows to the rear aspect.

#### REAR HALL

With understairs storage cupboard, laminate flooring, radiator, spotlights and double glazed window to the rear aspect.

#### UTILITY ROOM

10' 4" x 5' 11" (3.17m x 1.81m) Fitted with base units with work surfaces over, Belfast sink with mixer tap over, space for washing machine, tiled flooring and double glazed window to the side aspect.

#### SITTING ROOM

10' 5" x 10' 3" (3.20m x 3.13m) With double glazed windows to the side and rear aspects, laminate flooring, radiator and spotlights.

#### FIRST FLOOR LANDING

With window to the rear aspect.

#### BEDROOM 1

13' 1" x 12' 10" (4.00m x 3.92m) With double glazed window to the front aspect, overstairs storage cupboard and radiator.

#### BEDROOM 2

11' 8" x 11' 10" (3.56m x 3.63m) With double glazed window to the front aspect and radiator.

#### BEDROOM 3

11' 9" x 6' 3" (3.59m x 1.91m) With double glazed window to the side aspect and radiator.

#### BATHROOM

Fitted with a three piece suite comprising of panelled bath, close coupled WC and wash hand basin, airing cupboard, tiled splashbacks, radiator and double glazed window to the side aspect.

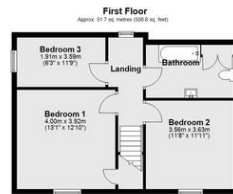
#### OUTSIDE

The property sits on rural grounds of approximately 1/2 acres, surrounded by rolling countryside. There are formal lawned gardens with mature trees and shrubs, an orchard, vegetable plot and greenhouses. To the rear there are numerous outbuildings, two detached garages, a yard and off street parking.





Total area: approx. 247.9 sq. metres (2667.9 sq. feet)



29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

## OUTSIDE WC

With close coupled WC, wash hand basin in a vanity unit, tiled flooring and double glazed window to the side aspect.

## GARAGE 1

19' 11" x 10' 2" (6.09m x 3.11m) With electric roller door to the front, side personal door, light, power, water and drainage.

## GARAGE 2

13' 5" x 18' 11" (4.09m x 5.79m) With electric roller door to the front, side personal door, light and power.

## OUTBUILDINGS

The property has a range of brick outbuildings with light, power, water and drainage.

### 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.

Claverings 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 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 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.
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