



## 6 Rectory Park

Sturton By Stow, Lincoln, LN1 2GS



Book a Viewing!

**£235,000**

A modern three bedroom mid terrace town house offering well-planned accommodation across three floors, featuring a large master suite with dressing room and en-suite, spacious kitchen/diner and a driveway. The internal accommodation briefly comprises of entrance hallway, lounge, kitchen/diner, WC and stairs rising to a first floor landing leading to bedroom two, bedroom three/living room and a bathroom. The second floor landing leads to the master bedroom with a dressing room and an en-suite. Outside, the property enjoys a secure rear garden and driveway parking for two vehicles.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — C.

**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.







#### ENTRANCE HALL

With UPVC front door, radiator and stairs to the first floor.

#### LOUNGE

15' 10" x 12' 11" (4.83m x 3.94m) With UPVC bay window, two radiators and access to the kitchen/diner.

#### KITCHEN/DINER

11' 10" x 16' 1" (3.61m x 4.9m)

#### KITCHEN

With a range of fitted cupboards and laminate worktops, gas hob with extractor, oven, stainless steel sink with drainer and mixer tap, tiled flooring, LED spotlights and spaces for washing machine and fridge/freezer.

#### DINING AREA

With UPVC French doors opening to the rear garden, two UPVC windows and radiator.

#### WC

With WC, wash hand basin, radiator, tiled flooring and extractor fan.

#### FIRST FLOOR LANDING

With airing cupboard with access to two bedrooms and bathroom.

#### BEDROOM 2

11' 3" x 16' 1" (3.43m x 4.9m) With two rear aspect UPVC windows and radiator.

#### BATHROOM

6' 5" x 9' 8" (1.96m x 2.96m) With a modern three piece suite comprising of panelled bath with mains shower over, wash basin and WC, tiled splashbacks, tiled flooring, heated towel rail, extractor and built-in storage cupboards.

#### BEDROOM 3

9' 8" x 16' 0" (2.95m x 4.88m) Front facing versatile room, currently used as a living room but equally suited as an additional bedroom with UPVC window, radiator and built-in storage.

#### SECOND FLOOR LANDING

Access to the master bedroom and dressing room.

#### BEDROOM 1

14' 11" x 15' 11" (4.55m x 4.86m) With front facing dormer UPVC window, fitted storage cupboards, radiator and door to the en-suite.

#### EN-SUITE

With a three piece suite comprising of shower enclosure with mains shower, WC and wash hand basin, tiled flooring, splashbacks, LED spotlights, heated chrome towel radiator, extractor fan and a rear facing frosted UPVC window.

#### DRESSING ROOM

5' 11" x 8' 4" (1.8m x 2.54m) A flexible room adjoining the master bedroom, currently used as a dressing space but equally suited as a study or nursery with generous eaves storage which runs the full width of the property.





## OUTSIDE

The rear garden is fully enclosed with a patio seating area, artificial lawn, garden shed and outside tap. To the front there is a block paved driveway provides parking for two vehicles.

### 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 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.

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 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 thoroughly checked.

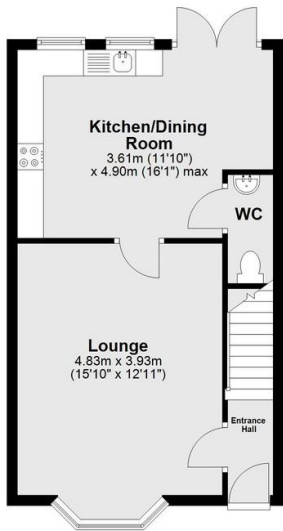
### GENERAL

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:

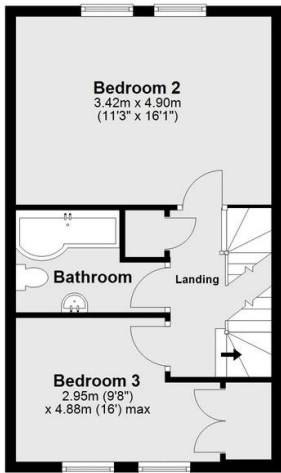
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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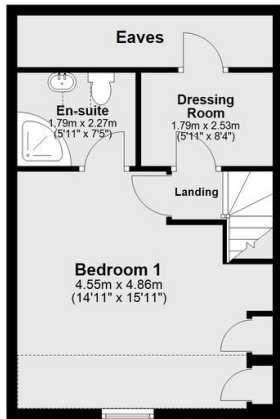
Ground Floor



First Floor



Second Floor



Total area: approx. 120.3 sq. metres (1294.8 sq. feet)  
6 Rectory Park

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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.

