



32 The Close

Sturton By Stow, Lincoln, LN1 2AG



Book a Viewing!

£220,000

A Two Bedroom Detached Bungalow in some need of modernisation, situated in the village of Sturton by Stow. The property has accommodation comprising of Porch, Kitchen, Hall, Lounge, Dining Room, Conservatory, two Bedrooms and Bathroom. Outside there is a block paved driveway, single garage, and front and rear gardens. The property is in need of some improvement but has potential to be a fantastic home. The property further benefits from No Onward Chain.



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SERVICES

All mains services available. Electric storage heating where stated.

EPC RATING — E.

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.



ACCOMMODATION

PORCH

With double glazed window to the rear aspect and tiled flooring.

KITCHEN

10' 2" x 10' 1" (3.12m x 3.08m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap, integrated fridge, spaces for cooker and washing machine, tiled splashbacks and double glazed windows to the front and side aspects.

INNER HALL

With airing cupboard.

LOUNGE

14' 7" x 10' 4" (4.45m x 3.17m) With double glazed bow window to the front aspect, electric fire and electric storage heater.

DINING ROOM

10' 4" x 9' 4" (3.17m x 2.85m) With double glazed sliding patio doors to the conservatory and electric storage heater.

CONSERVATORY

11' 8" x 5' 2" (3.56m x 1.58m) With double glazed French doors to the rear garden.

BEDROOM 1

10' 9" x 9' 0" (3.29m x 2.75m) With double glazed window to the rear aspect.

BEDROOM 2

10' 4" x 7' 6" (max)" (3.15m x 2.29m) With double glazed window to the rear aspect.

BATHROOM

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

OUTSIDE

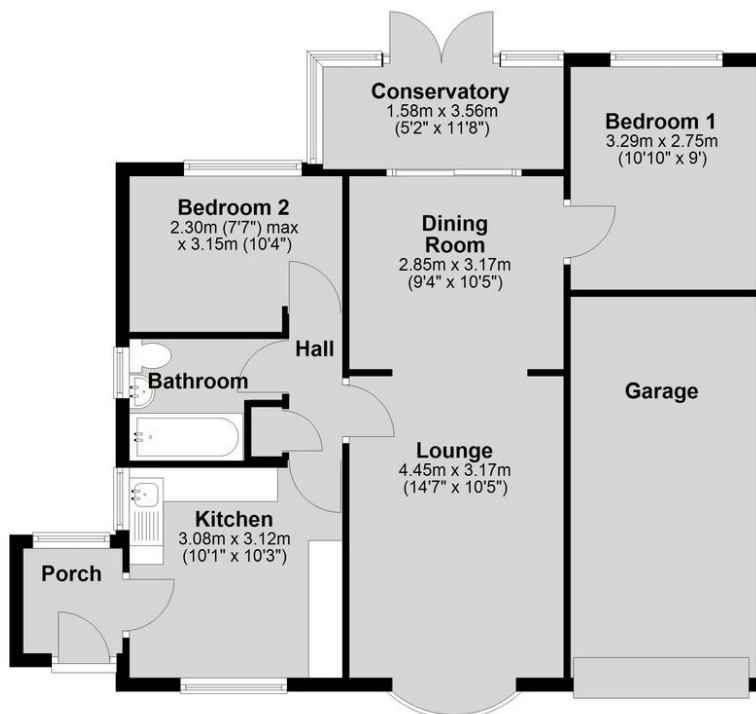
To the front of the property there is a garden laid to lawn with flowerbeds. A block paved driveway provides off-street parking for multiple vehicles and access to the single garage. The garage has an up and over door to the front, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with a patio seating area, garden shed and greenhouse.





Ground Floor

Approx. 81.2 sq. metres (873.6 sq. feet)



Total area: approx. 81.2 sq. metres (873.6 sq. feet)

WEBSITE

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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.

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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.

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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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