

Old Rectory Gardens

Sturton By Stow



MOUNT & MINSTER



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An impressive family residence having undergone extensive improvements to create an elegant and tasteful contemporary home in a quaint and peaceful village with superb local transport links and amenities.

- Detached Residence
- Refurbished Throughout
- Open-Plan Kitchen Diner
 - Lounge & Snug
- Four Double Bedrooms
- Master Ensuite & Dressing Room
 - Family Bathroom
- Front & Rear Gardens
 - Double Garage
 - Gated Driveway



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DESCRIPTION

A beautifully proportioned and opulent home set behind gates and set back off this quiet development with prominent kerb-appeal. Exuding contemporary elegance, this stunning residence boasts newly refurbished and renovated accommodation throughout to create a space that's welcoming and stylish from top to bottom. Accommodation briefly includes an entrance hall that leads through to an impressive open-plan kitchen that is complemented by a utility, a double aspect lounge with French doors leading out onto the rear garden, together with a further reception room that's suitable as either a study or a snug/playroom, four double bedrooms and two bathrooms, including an ensuite to the master, as well as a dressing room.

OUTSIDE

The property is approached off a quiet road onto a paved driveway with ample private parking for multiple vehicles. There is a car charger to the front, together with lawns either side of an entrance path, as well as direct vehicular access to the double garage. There are trees and shrubs to the front garden, with the rear garden enjoying a vegetable patch, lawns, a paved patio proving ideal for outdoor dining and entertaining, together with further shrubs and flower beds.

LOCATION

Sturton by Stow is a charming and peaceful village nestled in the picturesque countryside of Lincolnshire, offering a perfect blend of rural tranquility and easy access to nearby amenities. Known for its friendly community and scenic surroundings, the village boasts traditional English countryside beauty with open fields, historic buildings, and quiet country lanes. Th village benefits from a primary school, a Public House, a village shop and the Village Hall. Residents enjoy a welcoming atmosphere, making it an ideal location for families, professionals, and retirees seeking a serene lifestyle just a short drive from the city of Lincoln. The local area is rich with heritage and natural beauty, providing plenty of opportunities for outdoor activities like walking, cycling, and exploring the nearby River Till.

The surrounding region complements Sturton by Stow with its mix of quaint villages, rolling farmland, and excellent transport links. Commuters benefit from convenient access to Lincoln and the A15, connecting to larger towns and cities with ease. Nearby amenities include local shops, schools, and leisure facilities, ensuring daily needs are met without compromising the village's peaceful charm. Whether you're looking for a cozy family home or a countryside retreat, Sturton by Stow offers an inviting environment where community spirit and rural living come together seamlessly. This is a wonderful area to invest in property, with its strong sense of place and timeless appeal.

Dominated by one of the finest cathedrals in Europe and a recently renovated Norman Castle, home to the famous Magna Carta, the nearby City of Lincoln is one of the most historic cities in the country. The Cathedral Quarter, at the top of the aptly named 'Steep Hill', features a mix of independent shops, cafes and restaurants along its cobbled streets, while 'downhill' Lincoln is where you will find all your favourite High Street retailers. The Brayford Waterfront is home to some great bars and eateries, some with fabulous views over the Marina, as well as the Odeon multiplex cinema. This combination of ancient and modern urban living makes Lincoln and the surrounding villages one of the most perfect places to live.





SCHOOLS

Local primary schools include Sturton By Stow Primary School, The Marton Academy and Saxilby Church of England Primary School. The area has a wealth of favourable secondary schools including The Gainsborough Academy, Lincoln Castle Academy and The Priory Academy LSST in Lincoln. There are also several private schools locally, with Lincoln Minster School educating children between the ages of three and eighteen, as well as Burton Hathow Prep School and St Hugh's School in Woodhall Spa.

SERVICES

The property is centrally heated throughout with mains gas, water, electricity and drainage all connected to the property.

ENERGY PERFORMANCE

Rating: C

COUNCIL TAX

Band: E

TENURE

Freehold with vacant possession on completion.

METHOD OF SALE

For sale by private treaty.

VIEWING

By prior arrangement with the Agents: 01476 851400

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster.

T: 01476 851400

@: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Old Rectory Gardens, Sturton by Stow



Approx. Gross Internal Floor Area 1659 sq. ft / 154.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

