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The Old Rectory, Sturton By Stow, LN1 2ZP



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property it must be


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Guide Price: £125,000 - £135,000



A charming one-bedroom ground floor flat with a private entrance, spacious living/dining area, separate kitchen, and en-suite bedroom with an additional WC. Enjoy a private patio, allocated parking, and access to a large, shared garden. Ideally located in a popular village with great transport links—viewing is highly recommended!

Key Features

- Private entrance for added convenience and privacy
- One-bedroom ground floor flat in a sought-after village location
- Spacious living/dining area, perfect for relaxing or entertaining
- Large bedroom with a modern en-suite bathroom
- EPC Rating: C
- Tenure: Leasehold





Charming Ground Floor Flat with Private Entrance - Sturton by Stow

Welcome to 1, The Old Rectory, Sturton by Stow, LN1 2ZP - a beautifully presented one-bedroom ground floor flat offering a blend of character and modern convenience in this sought-after village location.

This delightful home benefits from its own private entrance, leading into a spacious living/dining area, perfect for relaxing or entertaining. The separate kitchen provides ample storage and workspace, while the generous bedroom features a stylish en-suite bathroom. A separate WC adds further practicality.

Outside, enjoy your own private patio area, ideal for outdoor seating, as well as access to a large shared back garden. The property also includes an allocated private parking space for added convenience.

Located in the desirable village of Sturton by Stow, this charming flat offers a peaceful setting with local amenities nearby and excellent transport links to Lincoln and surrounding areas.

Grade II Listed Building.

A fantastic opportunity for first-time buyers, downsizers, or investors—early viewing is highly recommended!

Hallway

0.99m x 1.06m (3'2" x 3'5")

Small entrance hallway, with solid wood floors, high ceilings leading to Living Room and WC.

WC

1.00m x 1.20m (3'3" x 3'11")

Low Level WC, splashback, pedestal wash basin, radiator, and tiled flooring.

Living/Dining Area

3.74m x 5.96m (12'3" x 19'6")

High ceiling, traditional design, large window to front. 2 chandelier style lights, fire alarm, radiator and doors leading to kitchen and bedroom.

Kitchen

2.76m x 2.23m (9'0" x 7'3")

Integrated oven, fridge, sink and hob. Stainless steel extractor canopy, solid wood floors, window to rear, door leading to patio, as well as a built-in dishwasher included, and radiator.

Bedroom

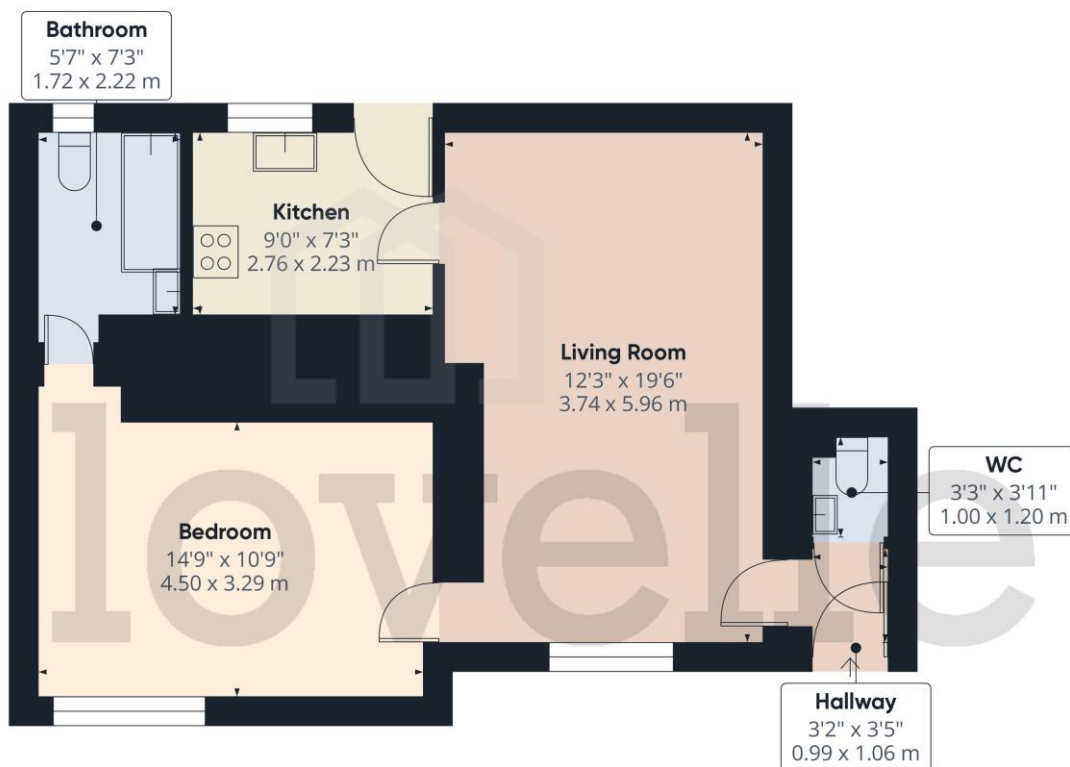
4.50m x 3.29m (14'09" x 10'9")

Double Bedroom with solid wood floors, chandelier style light, radiator, window to front, and door leading to en-suite bathroom.

En-Suite Bathroom

1.72m x 2.22m (5'7" x 7'3")

Low level WC, pedestal wash basin, bath with shower, tiled flooring and walls, window to rear, and towel radiator.



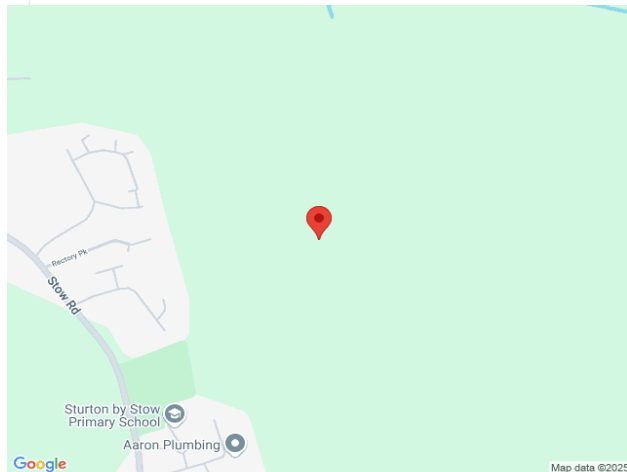
Approximate total area⁽¹⁾
535.61 ft²
49.76 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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