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3 Fleets Road, Sturton By Stow, LN1 2BU



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When it comes to
property it must be


lovelle



Asking Price £380,000



A beautiful period home in a sought-after village, on the market for the first time in 50 years. Four bedrooms, two reception rooms, and a spacious kitchen/diner. An abundance of character and charm. Set on a generous plot with double driveways, mature gardens, courtyard, and versatile outbuilding. Also offers potential for a building plot (STPP) and space for a home office or studio—just minutes from Lincoln.

Key Features

- Double-fronted detached home
- Sought-after village location
- Lots of character and charm
- Ideal for family living
- Generous gardens & outdoor space
- Spacious rooms throughout
- Warm, welcoming interior feel
- Outbuilding perfect for office / studio
- Driveways to both sides of the property
- Potential building plot STPP





Entrance Hall

4.7m x 0.89m (15'5" x 2'11")

Feature turning staircase leading to the first-floor landing, under stairs storage, and uPVC double glazed front entrance door.

Family Room

6.78m x 4.01m (22'2" x 13'2")

A spacious and character-filled second reception room with exposed beams, decorative ceiling panels, and a central fireplace with a feature surround and inset stove. Dual aspect double glazed windows provide excellent natural light, while the generous proportions make it ideal for relaxing, entertaining, or family gatherings. A warm and versatile space with plenty of traditional charm.

Living Room

3.95m x 3.64m (13'0" x 11'11")

A bright and inviting reception room filled with natural light from dual-aspect double windows, offering a comfortable and homely setting for everyday living. A striking feature fireplace with detailed tile insets and a wooden surround creates a charming focal point, while the room is finished with classic ceiling mouldings, warm-toned laminate flooring, and traditional decor. A generous space that's ideal for both relaxing and entertaining.

Kitchen

3.94m x 3.03m (12'11" x 9'11")

A spacious and welcoming kitchen fitted with a range of traditional-style units, offering ample worktop space and storage. The room is full of character, with colourful tiled splashbacks, terracotta-style flooring, and double glazed large windows that provide plenty of natural light and views over the garden. Integrated appliances include a double oven and extractor, with space and plumbing for additional white goods. An open archway leads through to a bright dining area at the rear, creating a sociable and practical layout ideal for family life or entertaining.

Dining Area

3.04m x 3m (10'0" x 9'10")

Positioned just off the kitchen, the dining area enjoys a pleasant garden outlook through a double glazed wide rear-facing window that floods the space with natural light. Terracotta-style tiled flooring continues through from the kitchen, creating a cohesive and practical feel. There's ample space for a family-sized table and chairs, with room for additional furniture such as a dresser or sideboard. A lovely spot for everyday meals or entertaining, with a homely, traditional charm.

Rear Lobby

1.33m x 1.06m (4'5" x 3'6")

Double glazed window to rear aspect, quarry tiled flooring, and uPVC double glazed rear entrance door.

Landing

2.18m x 1.96m (7'2" x 6'5")

A bright and airy landing space featuring a beautiful arched window that draws in natural light and provides a charming view over the rear of the property. The generous layout offers access to all first-floor rooms and includes a traditional timber balustrade and original panelled doors, enhancing the home's character. A lovely feature, this space adds to the sense of openness and period charm throughout the upstairs accommodation.

Bedroom 1

3.93m x 3.63m (12'11" x 11'11")

A spacious and light-filled double bedroom featuring a large front-facing double glazed window that draws in plenty of natural light. Tastefully decorated in soft tones with wood-effect flooring and ample space for freestanding furniture. A calm and comfortable retreat, ideal as the principal bedroom, with pleasant views over the front of the property.

Bedroom 2

3.65m x 3.05m (12'0" x 10'0")

A bright and well-proportioned double bedroom featuring a front-facing double glazed window that allows in plenty of natural light. Character features include exposed timber floorboards and a charming original fireplace, adding warmth and period appeal. There's ample space for wardrobes, a desk, or occasional furniture—making it ideal as a guest room, second double, or even a stylish home office.

Bedroom 3

3.94m x 3.03m (12'11" x 9'11")

A comfortable double bedroom with double glazed window overlooking the rear garden, currently arranged with twin beds. This bright and airy space features neutral decor, carpeted flooring, and plenty of room for freestanding furniture. A versatile room—ideal as a guest bedroom, children's room, or additional workspace—benefiting from a peaceful garden-facing aspect.

Bedroom 4

2.52m x 1.96m (8'4" x 6'5")

A compact yet functional bedroom, ideal for use as a nursery, home office or hobby room. A front-facing double glazed window allows for natural light, and the neutral décor offers a blank canvas for personalisation. A flexible space that adds to the versatility of the home's layout.

Bathroom

3.03m x 2.98m (9'11" x 9'10")

A generously sized family bathroom fitted with a modern white suite comprising a panelled bath, separate corner shower cubicle with glazed screen, wash basin, and WC. The room benefits from a large double glazed frosted window providing excellent natural light, complemented by a warm wood-effect floor and built-in storage cupboards. A practical and airy space that comfortably serves the household, with scope for personalisation if desired.

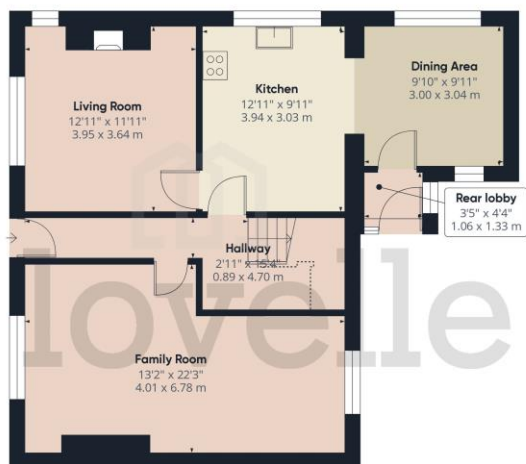
Gardens & Parking

Occupying a generous plot, the property enjoys beautifully maintained gardens that feature a blend of formal lawned areas, established borders, and a charming rear courtyard. The courtyard offers a sheltered, low-maintenance seating space, enhanced by raised beds and mature planting—ideal for morning coffee or evening relaxation.

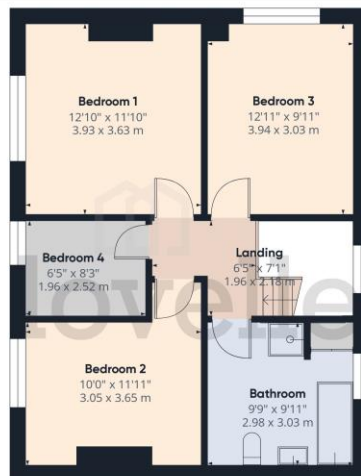
The gardens extend around the property with shaped lawns, paved pathways, and thoughtfully planted beds, all enclosed by a mix of hedging and fencing that subtly defines the boundary while maintaining a pleasant, open feel. This outdoor space is well suited to both keen gardeners and those looking for a peaceful retreat.

The property enjoys driveways to both sides, providing ample off-street parking for multiple vehicles. In addition, there is an open-fronted garage set within an attractive outbuilding—ideal for covered parking, storage, or potential workshop use. This combination of generous parking and versatile outbuildings is a rare find in a village setting and adds to the overall practicality and appeal of the home.

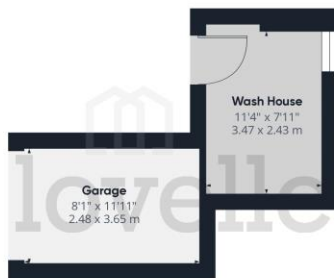




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2



Approximate total area*

2969.25 ft²
275.85 m²

Reduced headroom

25.79 ft²
2.4 m²

(1) Excluding balconies and terraces

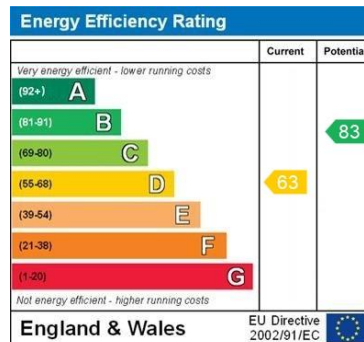
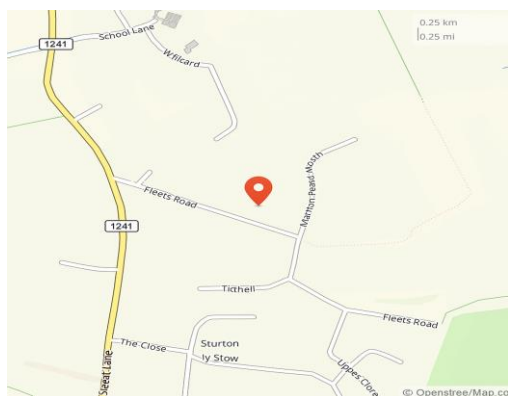
Reduced headroom

..... Below 5 ft/1.5 m

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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