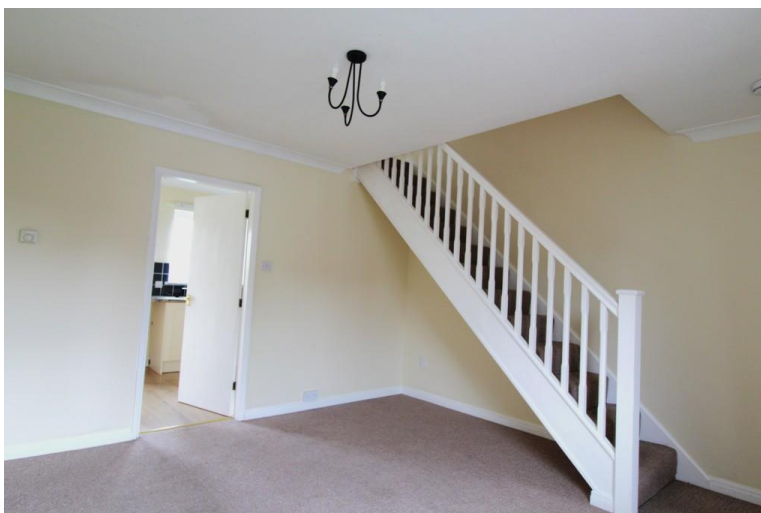




King & Co.

3 THE BEECHES, STURTON BY STOW, LN1 2BA  
£179,950





#### **INFORMATION**

Council tax band A

EPC rating – C72

Construction - Cavity Wall

Tenure - Freehold

Parking - Drive way

To the front of the property is a gravel driveway and a laid to lawn area. A path leads up to the front door and into the;

#### **ENTRANCE PORCH**

With fitted carpet and internal door leading to;

#### **LOUNGE**

13' 3" x 13' 0" (4.06m x 3.97m) With window to front elevation, under stairs storage area, fitted carpet, radiator and central heating thermostat.

#### **DINING KITCHEN**

13' 1" x 8' 8" (3.99m x 2.66m) With a range of base and wall units, inset cooker, 4 ring electric hob with extractor fan over, stainless steel sink and drainer unit with mixer taps and 1.5 bowl, alpha boiler wall mounted boiler, plumbing for an automatic washing machine, laminate flooring, fuse box and radiator.



### **FIRST FLOOR LANDING**

With airing cupboard and access to loft space

### **BEDROOM 1**

13' 5" x 13' 1" (4.10 max m x 3.99 max m) With window to front elevation, fitted carpet and radiator

### **BEDROOM 2**

8' 6" x 6' 6" (2.6m x 2m) With window to rear elevation, fitted carpet and radiator

### **BATHROOM**

With pedestal wash basin, low suite WC, Vinolay flooring, radiator and electric shower over bath



### **REAR GARDEN**

Having a garden shed, being fully enclosed and mostly laid to lawn with a patio area, the garden backs onto the school playing field.

### **ANTI MONEY LAUNDERING**

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



### **SERVICES**

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

### **TENURE**

We understand that the property is freehold. Vacant possession will be given upon completion.

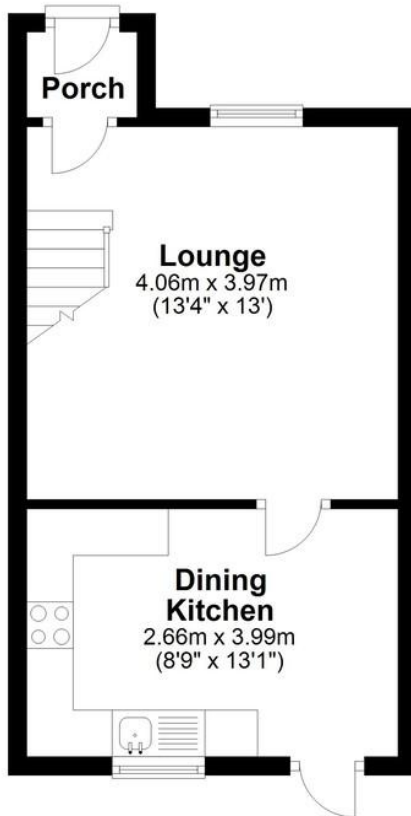
### **VIEWINGS**

Strictly by prior appointment through the Agents office on 01522 525255



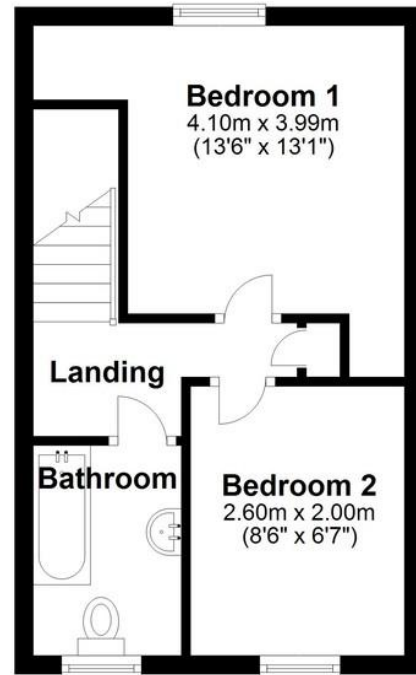
## Ground Floor

Approx. 28.2 sq. metres (303.8 sq. feet)



## First Floor

Approx. 24.9 sq. metres (268.0 sq. feet)



Total area: approx. 53.1 sq. metres (571.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

