



15 Bradway  
Sturton by Stow, Lincoln

**BROWN & CO** JH Walter



## 15 Bradway, Sturton by Stow, Lincoln, LN1 2DU

A detached bungalow sold with no onward chain which has been fully refurbished to an excellent standard throughout and situated in the popular village of Sturton by Stow.

The property comprised of an open-plan kitchen / living room with newly fitted kitchen, two bedrooms, a newly fitted bathroom and has new programmable electric radiators throughout.

Outside to the front is a lawn and driveway which leads to a garage. To the rear is a private garden with a lawn and patio.



### ACCOMMODATION

#### Kitchen / Living Room

Front entrance door, double glazed windows to front and side, stainless steel drainer sink, worktops, base and eye level storage units, integrated oven and hob with extractor over, integrated microwave and dishwasher, space and plumbing for washing machine, two programmable electric radiators.

#### Hallway

Airing cupboard, loft access.

#### Bedroom One

Double glazed French doors leading to the rear garden, programmable electric radiator.

#### Bedroom Two

Double glazed window to rear, programmable electric radiator.

#### Bathroom

Double glazed window to side, WC and vanity wash basin, bath with wall mounted shower unit over and glazed shower screen, programmable electric radiator.

### Outside

To the front is a lawn and driveway which leads to a garage. To the rear is a private lawned garden with paved patio

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band B

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team

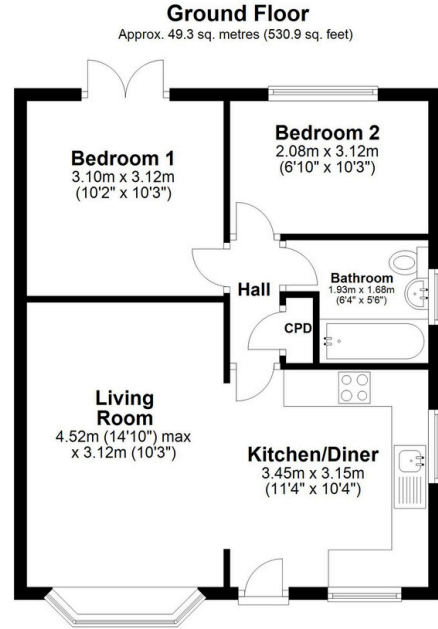
### AGENT

James Drabble

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Total area: approx. 49.3 sq. metres (530.9 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

**15 Bradway, Sturton by Stow**

**Energy performance certificate (EPC)**

15 Bradway Sturton By Stow LINCOLN LN1 2DU	Energy rating <b>E</b>	Valid until: 11 January 2032
Certificate number: 2512-1029-6000-6936-3202		

Property type	Detached bungalow
Total floor area	49 square metres

**Rules on letting this property**

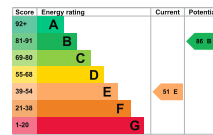
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-rdwate-rated-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-rdwate-rated-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60



**IMPORTANT NOTICES**

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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