



14 Rectory Park  
Sturton by Stow, Lincoln







## 14 Rectory Park, Sturton By Stow, Lincoln

A modern three bedroom mid terrace property located in the popular village of Sturton by Stow. The well presented accommodation comprises an open plan kitchen/dining/living room, conservatory and wc to the ground floor with three bedrooms and a bathroom to the first floor.

Outside the front elevation offers a small lawned garden with two car park spaces in the communal parking area, as well as shared access to a storage shed. The rear elevation offers a fenced rear garden with a gate leading to a private passageway for bin and further garden storage along direct access to the public footpath. There is also a timber shed and playhouse.

Please note there is a service charge of £160 per annum to maintain the communal areas.



### ACCOMMODATION

#### Entrance Hall

Double glazed door and window to front elevation, single radiator, stairs to first floor, door to understairs storage cupboard and door to kitchen.

#### WC

Double glazed casement window to front elevation, two piece suite comprising low flush WC and pedestal wash basin.

#### Kitchen/Dining/living Room

Double glazed casement window to front elevation, fitted wall and base units with stainless steel, one and a half bowl sink, space and plumbing for washing machine, built-in oven, four ring electric hob with extractor over, built-in dishwasher, Vaillant Combi boiler with ground and first floor zonal controls, two double radiators, two double glazed French doors to conservatory and further door to understairs storage cupboard.

#### Conservatory

Double glazed French doors and window to rear elevation further double glazed casement windows to side elevations, loft access.

### First floor

#### Bedroom One

Double glazed casement window to rear elevation, built-in wardrobes, double radiator,

#### Bedroom Two

Double glazed casement window to rear elevation, double radiator, loft access.

#### Bedroom Three

Double glazed casement window to front elevation, double radiator.

#### Bathroom

Double glazed casement window to front elevation, three piece suite comprising P shaped bath with shower over, low flush WC, wash basin on vanity unit, part tiled walls, heated towel rail, extractor.

#### Landing

With access to all rooms.

### Outside

The front elevation offers a small lawned garden with two car park spaces in the communal parking area, as well as shared access to a storage shed. The rear elevation offers a fenced rear garden with a gate leading to a private passageway for bin and further garden storage along direct access to the public footpath. There is also a timber shed and playhouse.

### Services

We understand the property offers mains water, electric, gas and main sewer connection.

### Mobile

We understand from the Ofcom website there is good mobile coverage from EE voice not data, Three, O2 and Vodafone.

### Broadband

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 40 Mbps and an upload speed of 7 Mbps.

### Agents Note

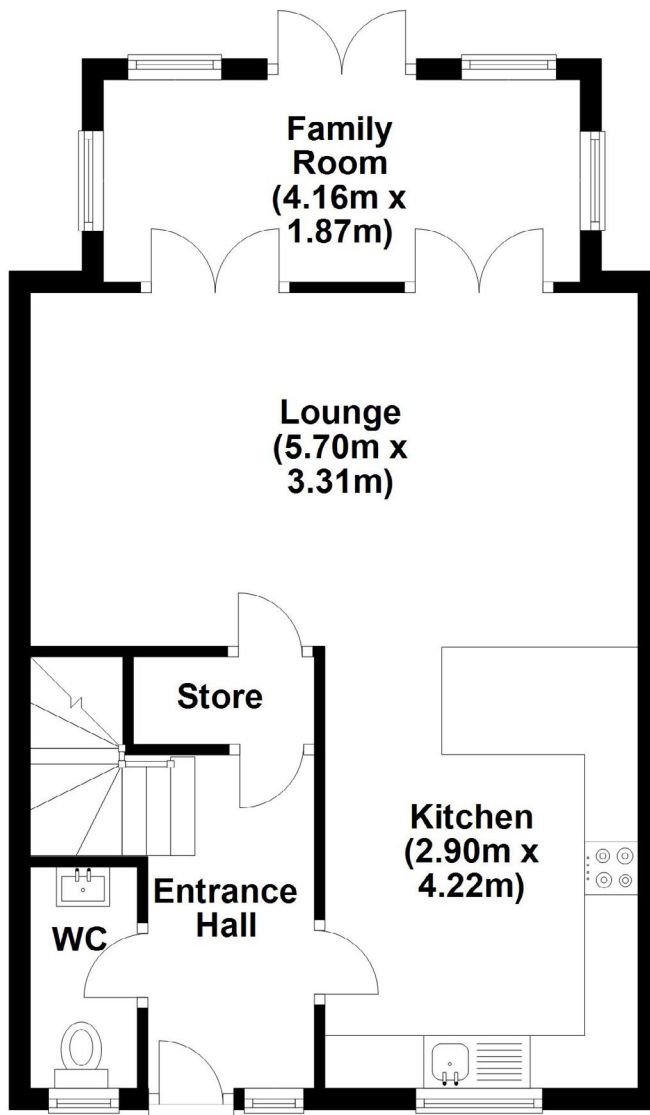
Please note the dog is not included in the sale he just wanted his 5 minutes of fame!





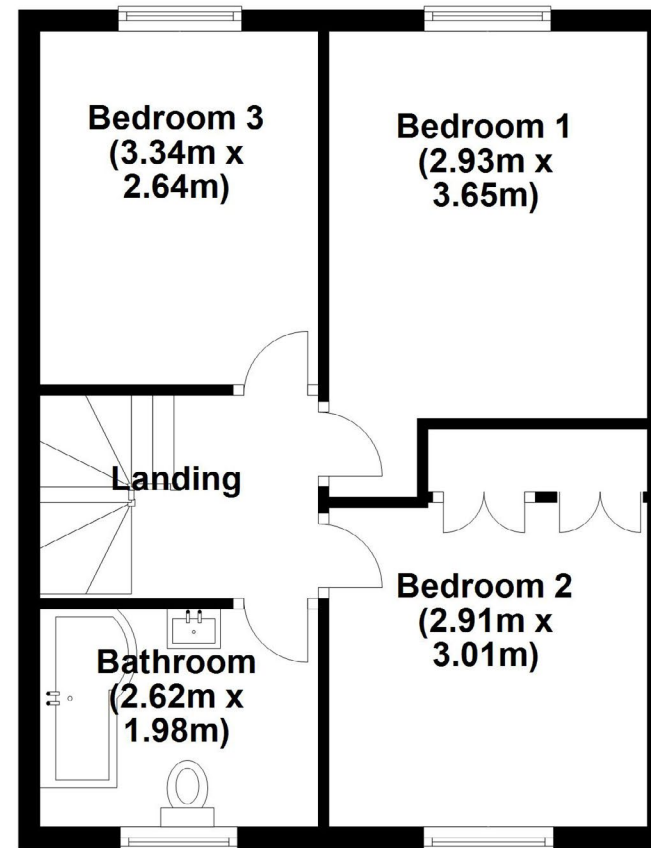
## Ground Floor

Approx. 51.6 sq. metres (555.9 sq. feet)



## First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



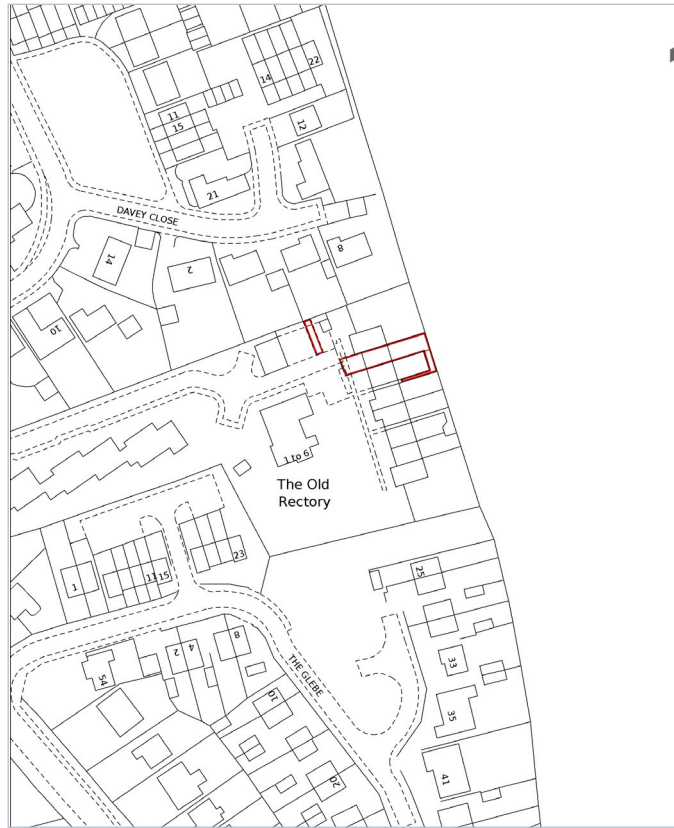
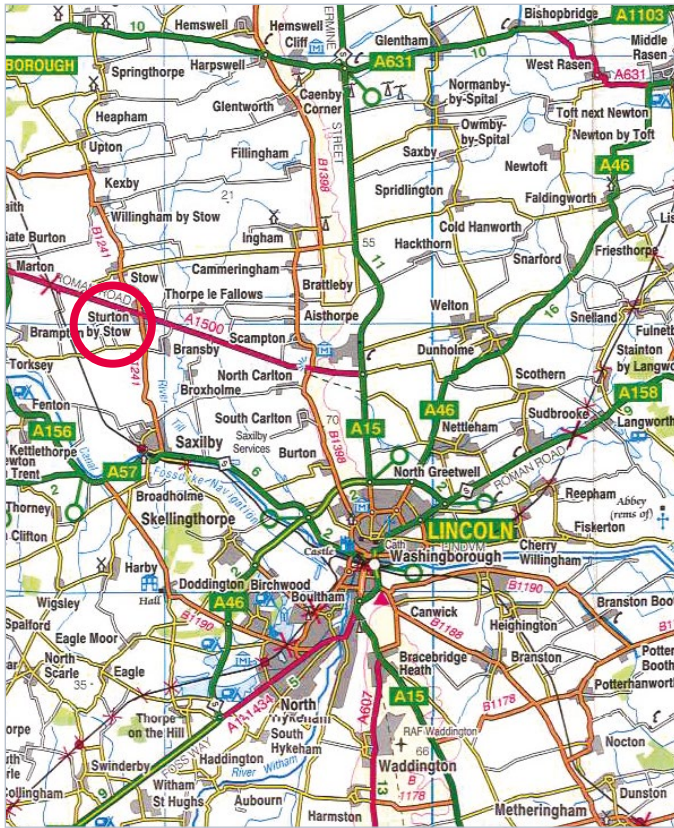
Total area: approx. 94.3 sq. metres (1015.3 sq. feet)

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









### Directions - LN1 2GS

Follow the A1500 Tillbridge Road until you reach a right hand turn onto the B1241 High Street. Stay on this road and then turn right onto Rectory Park where the property can be found straight ahead.

<https://what3words.com/taker.trunk.influence>

### 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.lincolncitycentre@brown-co.com

**Energy performance certificate (EPC)**

14 Rectory Park Sturton By Stow LINCOLN LN1 2GS	Energy rating <span style="font-size: 2em; font-weight: bold;">C</span>	Valid until: 24 March 2034  Certificate number: 3134-6327-9300-0375-6222
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Property type	Mid-terrace house
Total floor area	93 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-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is C. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Tenure & Possession

Freehold and for sale by private treaty.

### Council Tax

Band B

### Agent

James Mulhall  
01522 504304 or lincolncitycentre@brown-co.com

### 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.



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