



Hill House

29 Marton Road, Sturton by Stow, Lincoln

BROWN & CO JH Walter



Hill House, 29 Marton Road, Sturton by Stow, Lincoln, LN1 2AQ

Offered with no onward chain, and nestling in landscaped grounds of around 0.20 of an acre, Hill House is an attractive period property extending to approximately 1,400 sq ft.

The well-proportioned accommodation briefly comprises two reception rooms, kitchen, conservatory, utility and wc to the ground floor, with four bedrooms, family shower room and WC to the first floor.

Outside offers off street parking, a walled and fenced garden which are mainly laid to lawn with mature planting and a patio area to the rear elevation.

Outbuildings include a detached garage, brick and pantile store which is currently used as a garden workshop and further storage sheds including an additional building currently used for table tennis.

Opportunity to develop into 5 bedroom property with large kitchen/family area and double garage subject to planning permission.



ACCOMMODATION

Hallway

Entrance via original partially glazed wooden door into:

Reception Hall

Ornate staircase rising to first floor landing. Under stairs cloaks cupboard, tiled flooring, cornicing, radiator.

Reception One

Wooden sash window to front elevation, exposed brick fireplace, York tiled hearth, cornicing, further wooden window to side elevation, two radiators.

Reception Two

Wooden sash window to front elevation, exposed fireplace, York stone hearth, cast iron log burner, original built in cupboards, two alcoves, cornicing, radiator.

Kitchen

Wooden sash window to rear elevation, matching wall and base units, roll top work surfaces, ceramic sink, drainer and drainaway, space and plumbing for dishwasher, freestanding Range cooker with halogen hob.

Utility

Stable door, original wooden picture window to rear elevation, bespoke wooden unit, solid wood surface, Belfast sink, tiled flooring, radiator.

Garden Room

Double glazed doors to rear elevation, range of picture encasement windows to rear and side elevations, tiled flooring.

Downstairs Cloakroom

Low level WC, tiled flooring, space and plumbing for washing machine.

First Floor Landing

Original wooden window to rear elevation, radiator.

Bedroom One

Wooden sash window to front elevation, stripped and stained floorboards, radiator.

Bedroom Two

Wooden sash window to front elevation, radiator.

Bedroom Three

Wooden sash window to front elevation, radiator.

Bedroom Four

Wooden sash window to rear elevation, radiator.

Bathroom

Wooden sash window to rear elevation, two piece suite comprising of large walk in shower, wash hand basin in vanity unit, linen cupboard, heated towel rail, extractor.

Separate WC

Original window to rear, low level WC.

OUTSIDE

The property offers off street parking, a walled and fenced garden which are mainly laid to lawn with mature planting and a patio area to the rear elevation. Outbuildings include a detached garage, brick and pantile store which is currently used as a garden workshop and further storage sheds including an additional building currently used for table tennis.



Detached Garage

Brick and pantile outbuilding currently garden workshop and stores. Further storage sheds, off road parking.

COUNCIL TAX

Band D

MOBILE

We understand from the Ofcom website there is good mobile coverage from EE, 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 80 Mbps and an upload speed of 20 Mbps

AGENTS NOTE

Opportunity to develop into 5 bedroom property with large kitchen/family area and double garage subject to planning permission, please speak to the agent for more information.

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.

WHAT THREE WORDS

///canoe.releasing.crowds

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 on 01522 504304.

AGENT

James Drabble

01522 504304

lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

29 Marton Road Stanton By Stow LINCOLN LN1 2AQ	Energy rating E	Valid until: 30 November 2031
Certificate number: 7190-4797-0922-7108-3293		

Property type	Detached house
Total floor area	120 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 E. It has the potential to be C.

[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

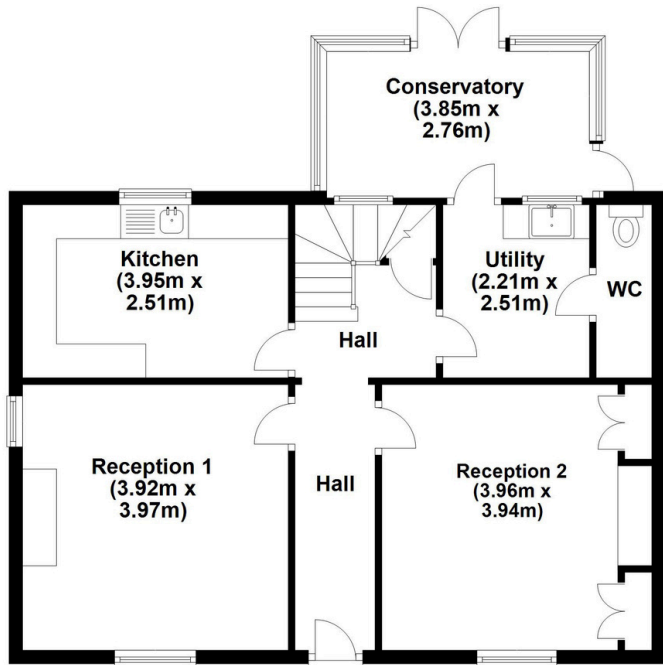
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



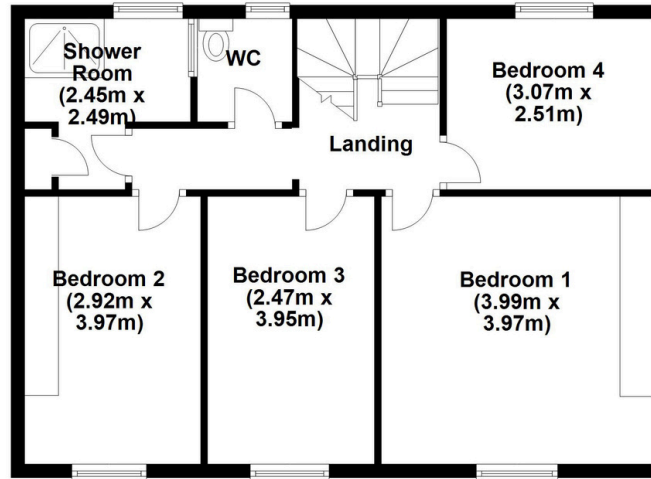




Ground Floor
Approx. 69.7 sq. metres (750.0 sq. feet)

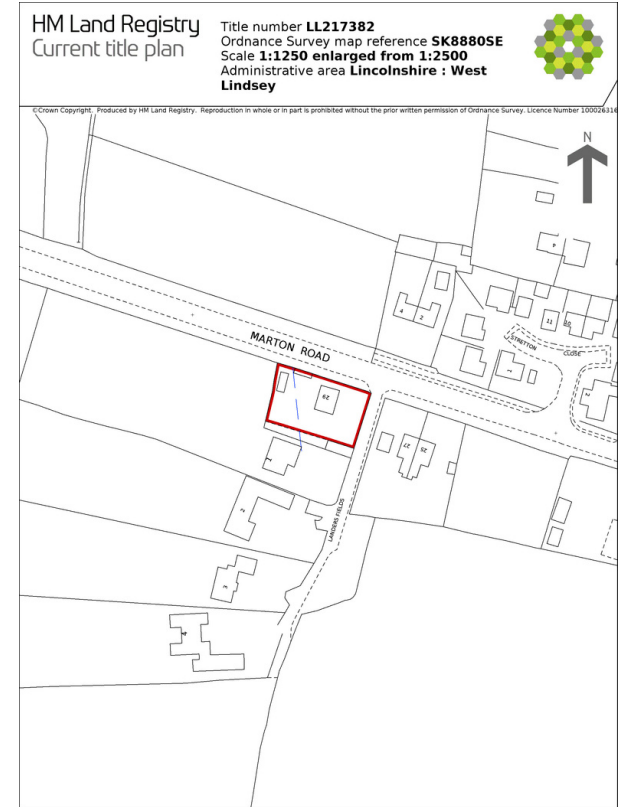


First Floor
Approx. 60.9 sq. metres (655.8 sq. feet)



Total area: approx. 130.6 sq. metres (1405.8 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.



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 December 2021 at 12:17:10. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.

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 others 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

Brown&CoJHWalter
1 Mint Lane | Lincoln | LN1 1UD
T 01522 504 304
E lincolncitycentre@brown-co.com

BROWN & CO JHWalter
Property and Business Consultants