



2 Ashfield
Sturton by Stow, Lincoln

BROWN & CO JH Walter



2 Ashfield, Sturton by Stow, Lincoln, Lincolnshire, LN1 2BN

An excellently presented end of terrace situated in the popular village of Sturton by Stow which would represent an ideal first time purchase or buy to let investment.

The property comprises of a living room, kitchen / dining room and utility to the ground floor, along with two bedrooms and a bathroom to the first floor.

Outside to the front is a lawn and driveway, whilst to the rear is a pleasant enclosed low maintenance garden.



DESCRIPTION

Ground Floor

Living Room

Entrance door to side, double glazed window to front, stairs rising to first floor, fireplace with hearth, surround and mantle, radiator.

Kitchen / Diner

Double glazed window to rear, door leading to utility, one and a half drainer sink, worktops, base and eye level storage units, integrated oven with gas hob over an extractor, space for dishwasher and fridge freezer, radiator.

Utility

Double glazed window to rear, door providing access to rear garden, stainless steel drainer sink, worktop, space and plumbing for washing machine, wall mounted boiler.

First Floor

Landing

Airing cupboard, loft access.

Bedroom One

Double glazed bay window to front, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, bath with wall mounted shower unit over and glazed shower screen, WC, vanity wash basin, radiator, tiled flooring and walls.

Outside

To the front is a lawn and driveway providing parking for several vehicles. Gated access leads to an enclosed rear garden which is paved with a decking area and garden shed.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band A

MOBILE

We understand from the Ofcom website there is likely mobile coverage from EE, O2, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard broadband is available at this property with a max download speed of 28 Mbps and an upload speed of 2 Mbps.

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 on 01522 504304.

AGENT

James Drabble

01522 504304

lincolncitycentre@brown-co.com

Energy performance certificate (EPC)		
2 Ashfield Sturton By Slow LINCOLN LN1 2BN	Energy rating C	Valid until: 8 September 2034
		Certificate number: 7634-7721-9400-0221-1202
Property type	End-terrace house	
Total floor area	65 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.

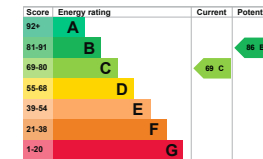
[See how to improve this property's energy efficiency.](#)

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.

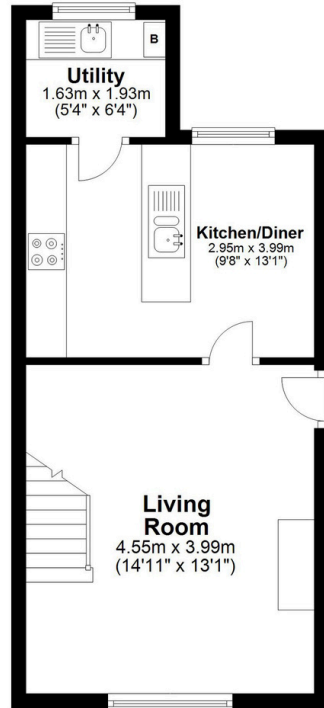
For properties in England and Wales:

the average energy rating is D
the average energy score is 60



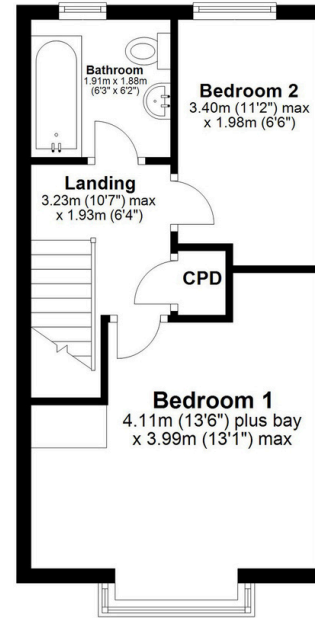
Ground Floor

Approx. 33.6 sq. metres (361.7 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.6 sq. feet)



Total area: approx. 64.2 sq. metres (691.2 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.

2 Ashfield, Sturton by Stow

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