



7 Saxilby Road
Sturton by Stow, Lincoln

BROWN & CO JH Walter



7 Saxilby Road, Sturton by Stow, Lincoln

An immaculately presented three bedroom bungalow situated in the heart of the well served village of Sturton by Stow. The accommodation comprises an open plan kitchen/diner/lounge, three bedrooms, shower room and an integral garage. The front elevation offers a generous block paved and gravel driveway leading to an attached garage. The rear garden is mainly laid to lawn with a patio area, a seating area with fenced borders.

The village of Sturton-By-Stow is situated a short 20 minute drive from the Cathedral city of Lincoln, access to schooling, Co-op foodstore and a regular bus service to and from Lincoln city centre.



ACCOMMODATION

Entrance Porch

With radiator and storage cupboard.

Kitchen/Diner 4.33m x 2.71m

Double glazed casement window to side elevation, fitted wall and base units with stainless steel sink drainer sink, integrated washing machine, fridge freezer, oven and hob with extractor over, door to the side elevation

Lounge 5.61m x 3.96m

Double glazed casement to front elevation, feature fireplace and radiator.

Hallway

With loft access and airing cupboard.

Bedroom One 3.96m x 3.60m

Double glazed casement window to rear elevation and radiator.

Bedroom Two 3.40m x 2.72m

Double glazed window to rear elevation and radiator.

Bedroom Three 2.61m x 2.06m

Double glazed window to side elevation and radiator.

Shower Room 2.18m x 1.70m

Double glazed window to side elevation, three piece suite comprising low flush WC, wash hand basin, walk-in double shower, heated towel rail, part tiled walls, extractor.

Outside

The front elevation offers a generous block paved and gravel driveway leading to an attached garage. The rear garden is mainly laid to lawn with a patio area, a seating area, plants and fenced borders.

Garage 5.18m x 2.72m

Window to rear elevation, electric roller door, power and lighting.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band C

Mobile & Broadband

We understand from the Ofcom website that standard and superfast broadband are available in the area with a max download speed of 80mbps and max upload speed of 20 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquiries via their providers website.

Services

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

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.



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.

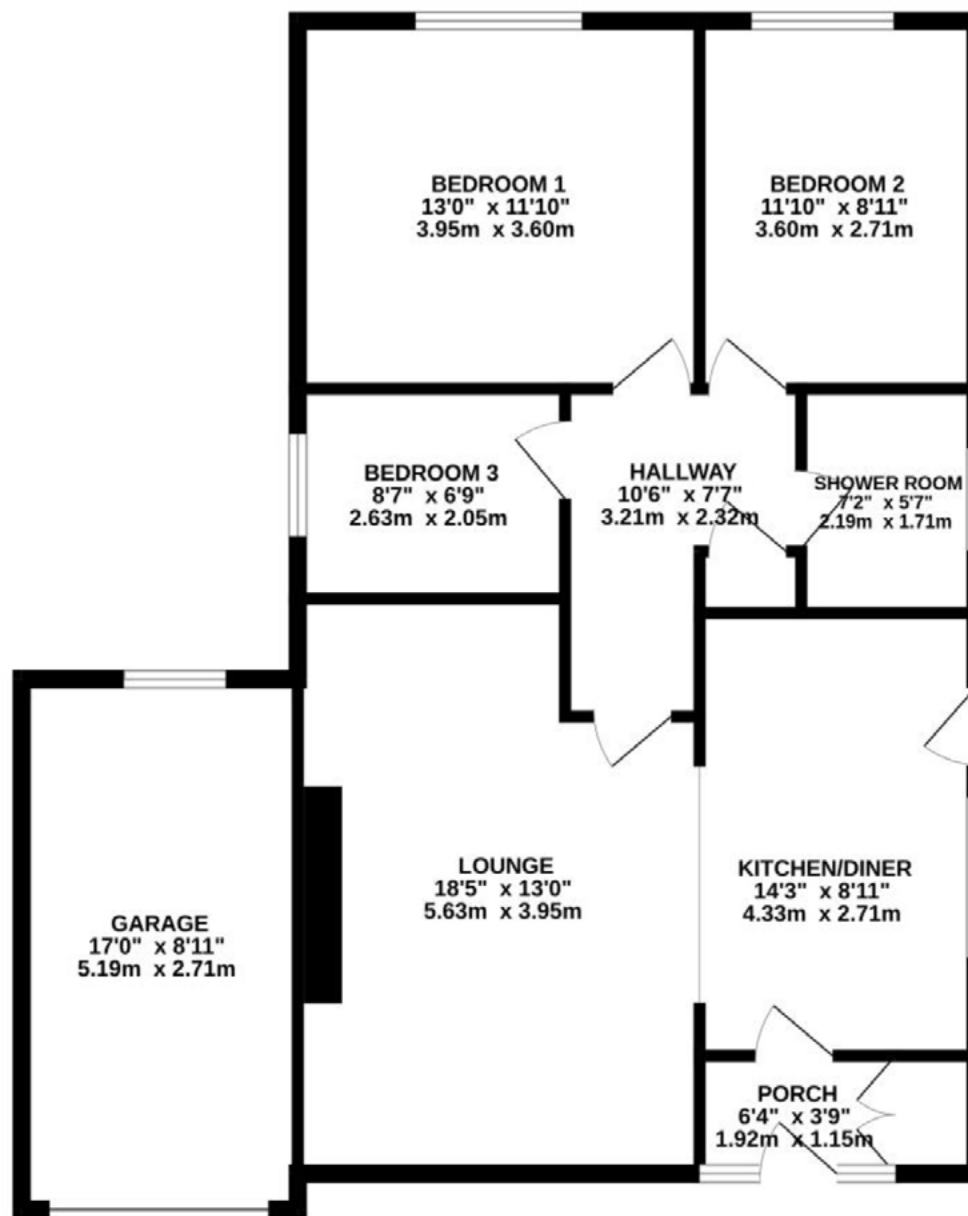
Agent

James Mulhall

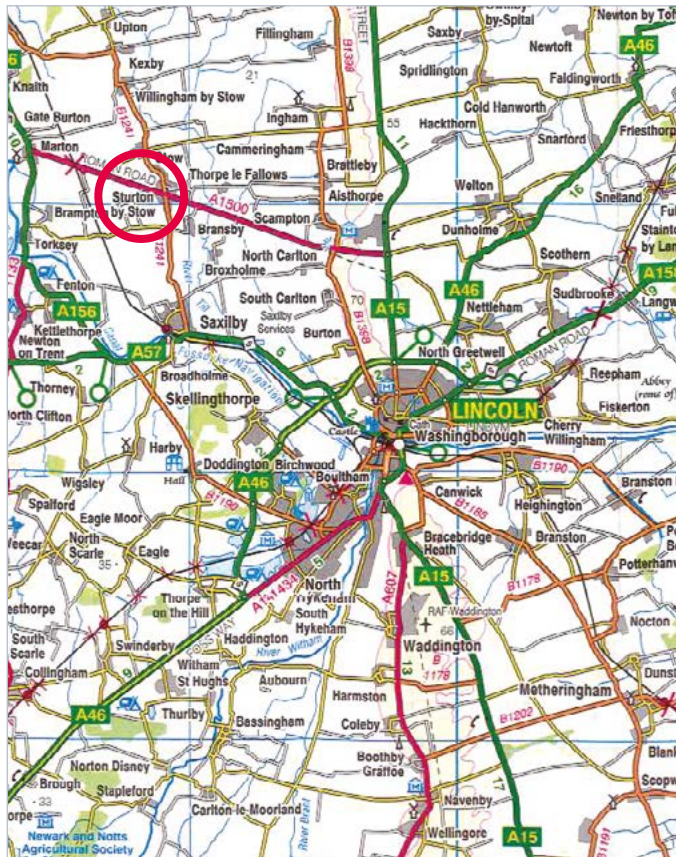
01522 504304

lincolncitycentre@brown-co.com

GROUND FLOOR 952 sq.ft. (88.4 sq.m.) approx.







Energy performance certificate (EPC)

7, Saxilby Road Sturton by Stow LINCOLN LN1 2AA	Energy rating D	Valid until: 22 December 2029
		Certificate number: 9161-2987-7021-9321-5671

Property type: Detached bungalow
Total floor area: 75 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 D. 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		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/9161-2987-7021-9321-5671?print=true>

Directions - LN1 2AA

From the A15 Lincoln follow the A1500 Tillbridge Road towards Sturton by Stow until you reach a left hand turn at the Co-op. Turn left onto Saxilby Road and the property can be found immediately on your left hand side.

<https://what3words.com/milder.prop.drawn>

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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