



3 The Glebe
Sturton by Stow, Lincoln

BROWN & CO



3 The Glebe, Sturton by Stow, Lincoln, LN1 2SW

This well-presented semi-detached home is situated in the sought-after village of Sturton by Stow. The accommodation includes an entrance hall, living room, kitchen/dining room and conservatory on the ground floor, with three bedrooms and a family bathroom on the first floor.

Outside, there is a garden to the front, and to the rear a low-maintenance paved garden featuring two sheds and gated access to off-street parking.



ACCOMMODATION

Entrance Hall

Front entrance door, stairs to first floor, radiator.

Living Room

Double glazed windows to front and side, two radiators.

Kitchen / Dining Room

Double glazed window to rear, side entrance door, one and a half stainless steel drainer sink, worktops, base and eye level storage units, integrated four ring gas hob with oven below and extractor over, spaces for washing machine and fridge freezer, tiled splash backs, tiled flooring, radiator.

Conservatory

Double glazed windows to side and rear, door to rear garden, tiled flooring, radiator.

First Floor

Landing

Double glazed window to side, loft success, radiator.

Bedroom One

Double glazed window To rear, two storage cupboards, radiator.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, bath with wall mounted shower unit over, WC, pedestal wash basin, heated towel rail.

Outside

To the front is a garden and to the rear is an enclosed paved garden with two sheds, tap, and gated access giving vehicular access to a parking space.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three 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 42 Mbps and an upload speed of 8 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co 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

lincolnresidential@brown-co.com



Energy performance certificate (EPC)

| | | |
|--|---------------------------|--|
| 3 The Gable Shuter By Bow LINCOLN LN1 2SW | Energy rating C | Valid until: 1 July 2035 Certificate number: 0828-3652-0203-4625-3204 |
| Property type Semi-detached house | | |
| 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 C. 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 | 72 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

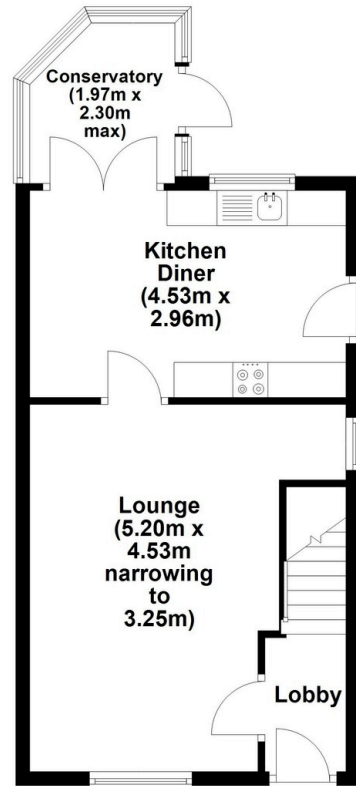
A wide-angle view of a rear garden. On the left is a green shed. The ground is paved with large light-colored slabs and a central path of smaller bricks. A wooden fence runs along the back and right sides. In the background, there's a wooden outbuilding with a double door. To the left of the outbuilding are three recycling bins: green, black, and blue. A large tree is visible behind the fence.

A side view of the rear garden. A brick wall with a large window is on the left. A green shed is visible in the background. The garden is paved with large slabs and a brick path. A wooden fence runs along the right side. A large tree is in the background.

A view of the rear garden from a different angle. The paved area is made of brick pavers. A wooden fence runs along the back and right sides. A brick wall is visible on the right. A blue recycling bin is on the right. A wooden outbuilding is in the background.

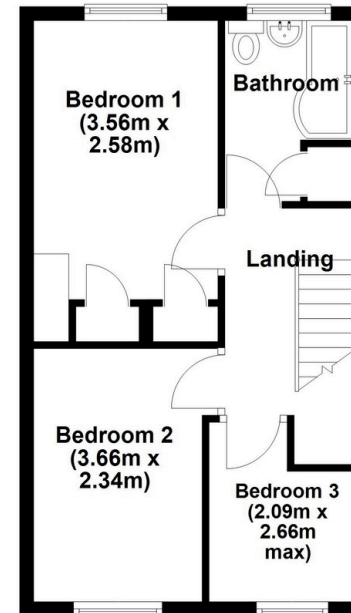
Ground Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 80.1 sq. metres (862.0 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

IMPORTANT NOTICES

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