



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 access, 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

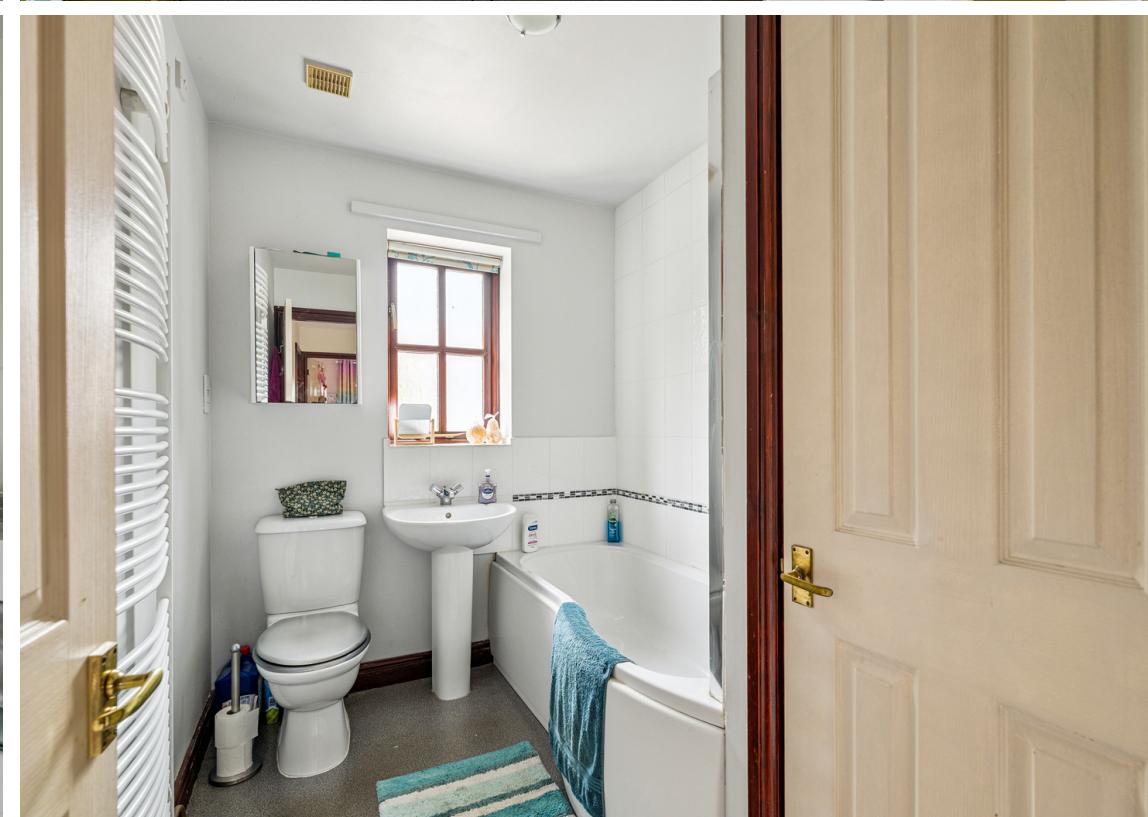
Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

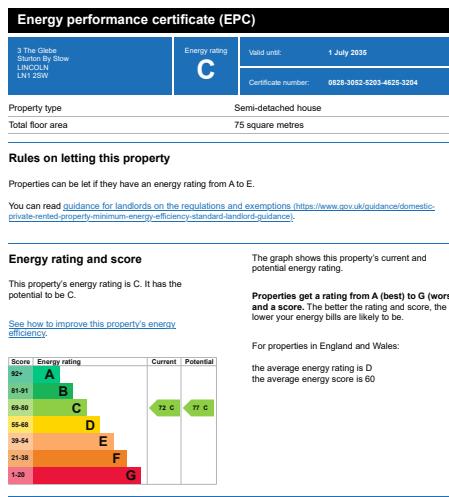
VIEWING PROCEDURE

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

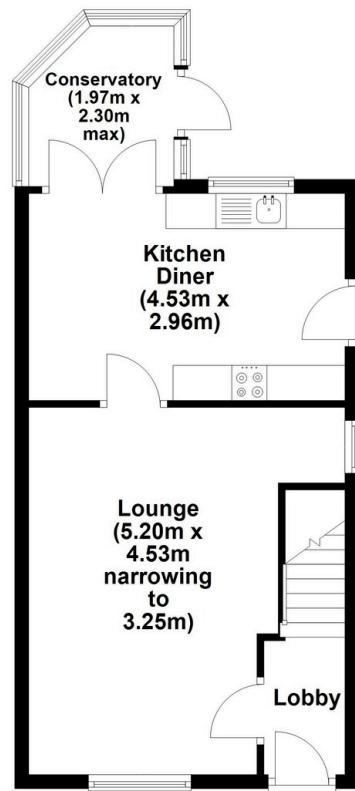
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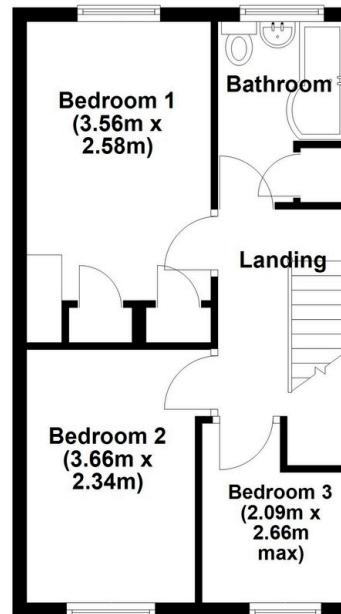
Ground Floor

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.

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