



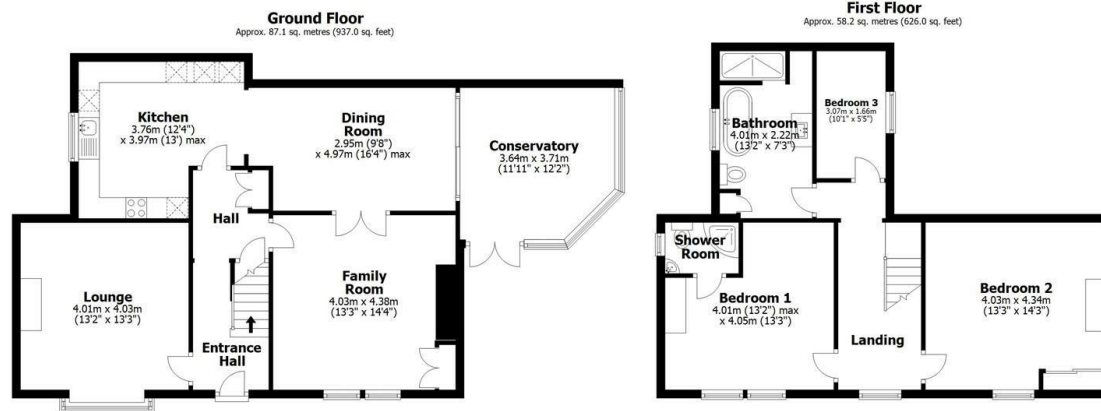
# the agent



## 17 Tillbridge Lane, Sturton by Stow, Lincoln, Lincolnshire, LN1 2BP

Asking Price £350,000

- Detached Victorian Cottage
- Many Period Features
- Granted Planning Permission to extend
- Council Tax Band D
- Open Plan Living Space
- Ensuite to Master Bedroom
- Conservatory and Garden to the side of the property
- Modern Fitted Kitchen and Bathrooms
- Two Doubles and One Single Bedroom
- EPC Rating D



Total area: approx. 145.2 sq. metres (1563.0 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently. Plan produced using Planitup.

## Directions

## Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

## Council Tax Band

## EPC Rating:



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |