

- Spacious First Floor Apartment
- Beautifully Converted Old Rectory
- 2 Double Bedrooms
- 13'8" Lounge Diner
- Immaculately Presented Throughout
- Large Communal Gardens
- Ample Parking
- Call Today To View

Rectory Park, Sturton by Stow, LN1 2ZP,  
£152,500





Starkey&Brown are pleased to offer for sale this delightful first floor apartment located within this beautifully converted old rectory within the popular village of Sturton by Stow. The property is immaculately presented throughout, with tasteful decor, very well maintained communal areas, intercom entry system and high ceilings, with accommodation which briefly comprises entrance lobby, 13'8 lounge diner, kitchen with a range of integral appliances, two double bedrooms and bathroom. Outside the communal grounds offer large lawned gardens and ample parking, additional visitor parking spaces and communal bin store. Call today to arrange a viewing! Council tax band: A. Leasehold.



## Entrance Lobby

Having main entrance door and telephone for entry intercom system.

## Lounge Diner

13' 8" x 12' 3" (4.16m x 3.73m)

Having laminate wood effect flooring, radiator and ornate coving.

## Kitchen

12' 2" max x 6' 7" max (3.71m x 2.01m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over, built-in oven, hob and cooker hood, integral full fridge freezer, integral dishwasher, integral washing machine, laminate wood effect flooring, downlights, concealed combination condensing central heating Vaillant boiler (approximately 10 years old).

## Bedroom 1

14' 7" x 12' 0" (4.44m x 3.65m)

Having laminate wood effect flooring, radiator and access to loft.

## Bedroom 2

12' 2" x 9' 9" max (3.71m x 2.97m)

Having laminate wood effect flooring, radiator and access to additional loft space.

## Bathroom

Having 3 piece suite comprising oversized 'P' shaped panelled shower bath with mains fed rainfall shower, additional handheld shower and curved glass shower screen, pedestal wash hand basin, low level WC, ceramic tiled floor, heated towel rail, part tiled walls, downlights and extractor.

## Outside

The property benefits from communal garden and parking area with ample parking space for all apartments with additional visitor parking spaces and well maintained surprisingly large lawned garden areas and communal bin store.

## Agents Note

A service charge payable for the maintenance of all communal areas and grounds and amounts to £1,855.14 per annum. Call today for further details.

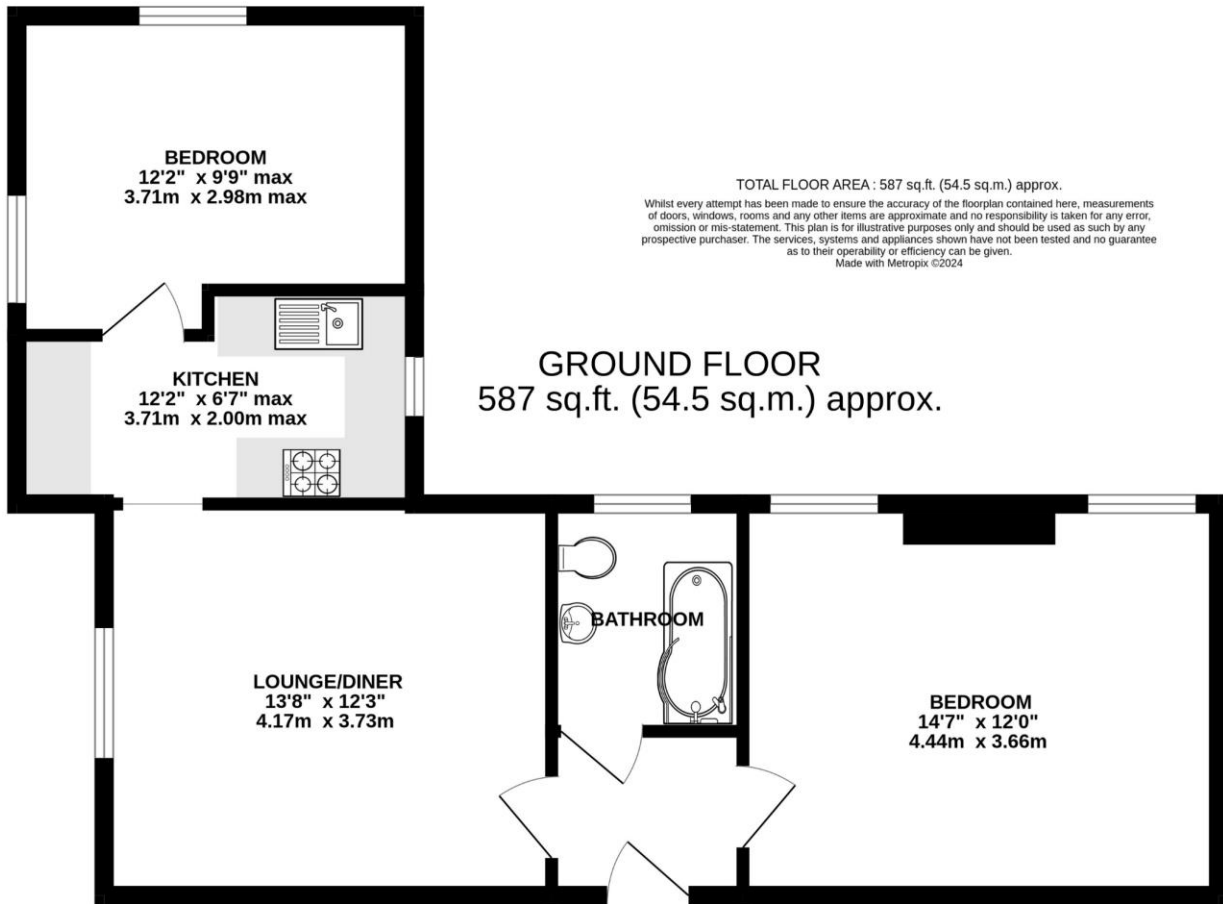
## Agents Note 1

Starkey & Brown have not inspected a copy of the lease and therefore potential purchasers are advised to make their own enquiries with regards to this matter before proceeding with an offer.

## Agents Note 2

The photo shows the entire block. The apartment forms part of the block as shown.





In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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