



- Semi-Detached Dormer Bungalow
- 3 Bedrooms
- Lounge & Dining Room
- Modern Kitchen
- Bathroom & En-Suite To Master
- Landscaped Rear Garden
- Generous Driveway Parking
- 10 Mile Drive To Lincoln City Centre

Saxilby Road, Sturton By Stow, LN1 2AB,
£205,000





Measuring approximately 1,000 sq ft is this 3 bedroom dormer bungalow. The property has undergone a programme of redecoration and is immaculately presented throughout. Accommodation briefly comprises lounge, separate dining room, kitchen with a range of modern units, the ground floor is completed with bedroom 3 measuring 9'10" x 8'10" and a 3 piece bathroom suite. Rising to the first floor is a master bedroom with a private en-suite bathroom and bedroom 2 which features a Velux window and eaves storage. The rear garden is landscaped being mostly laid to lawn with patio seating area and a timber built garden shed. To the front of the property there is a recently re-gravelled driveway with a lawned area parking parking for a minimum of 3 vehicles. Furthermore the property has gas central heating and a recently fitted gas combination boiler 3 years ago. Sturton By Stow which has village amenities such as primary school public house, regular bus service to and from the Cathedral city of Lincoln and Co-op foodstore. For further details contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Entry via uPVC glass panelled obscured front door entry, radiator and access to bedroom, bathroom, kitchen and lounge.

Lounge

15' 10" max x 10' 7" max (4.82m x 3.22m)

Having uPVC double glazed window to front aspect, radiator and gas fireplace. Access into:

Dining Room

11' 1" x 7' 9" min (3.38m x 2.36m)

Having French doors to rear aspect leading onto rear garden, stairs rising to first floor and radiator.

Kitchen

12' 3" x 11' 9" (3.73m x 3.58m)

Having a range of base and eye level units with counter worktops, double oven with electric hob, integral dishwasher, gas combination boiler (3 years old), tiled flooring, understairs storage cupboard, uPVC double glazed window to rear and side aspects and uPVC door to rear aspect.

Bedroom 3

9' 10" x 8' 10" (2.99m x 2.69m)

Having original wood flooring, uPVC double glazed window to front aspect and radiator.

Bathroom

8' 10" x 5' 9" (2.69m x 1.75m)

Having panelled bath mains fed shower over, low level WC, pedestal hand wash basin unit, tiled flooring, wall mounted chrome heated hand towel rail, extractor unit and uPVC double glazed obscured window to side aspect and half tiled surround.

First Floor Landing

Having Velux window and access to 2 bedrooms.

Master Bedroom

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

Having 2 Velux windows, eaves storage, radiator and access to:

En-Suite

6' 5" x 5' 10" (1.95m x 1.78m)

Having tiled flooring, panelled bath, low level WC, pedestal hand wash basin unit, chrome heated hand towel rail, extractor unit and LED spotlights.

Bedroom 2

14' 6" x 6' 0" (4.42m x 1.83m)

Having uPVC double glazed Velux window to rear aspect, eaves storage and radiator.

Outside Rear

Being enclosed with fenced perimeters, mostly laid to lawn with patio seating area. Further landscaped area with timber decking area with timber built garden shed on concrete base, external water source. Side access leading to the front of the property.

Outside Front

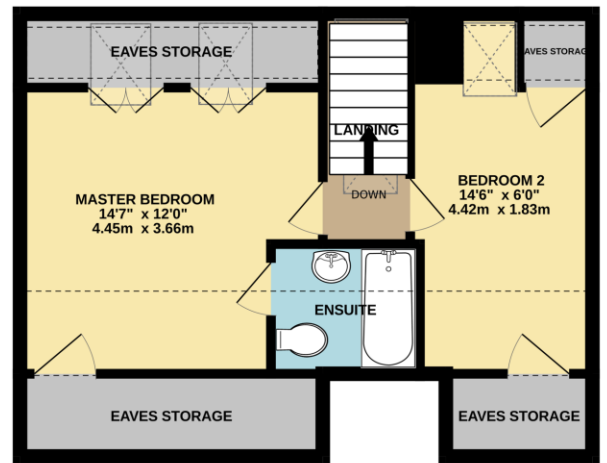
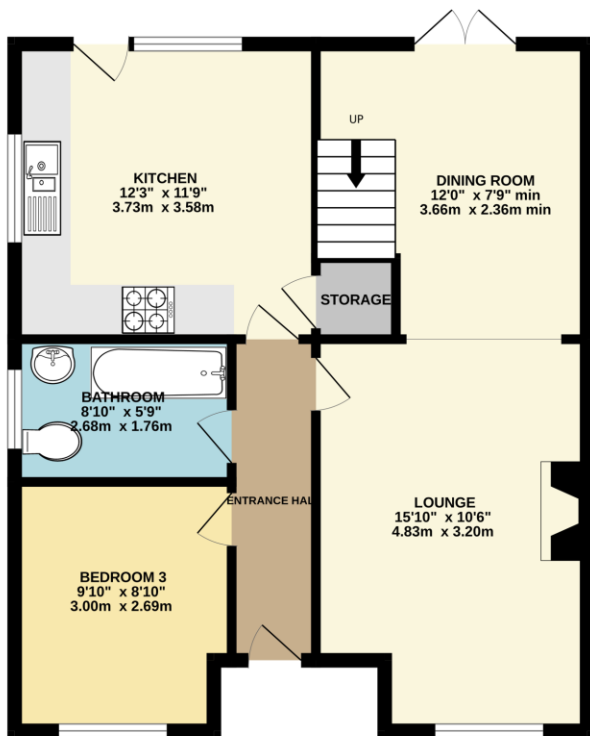
Having gravelled driveway with lawned area with parking for a minimum of 3 vehicles.





GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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