



- 3 Double Bedroom Property
- Lounge
- Kitchen Diner
- Master En-Suite
- Enclosed Rear Garden
- Driveway Parking
- Popular Village Location
- Call Today To View

Rectory Park, Sturton By Stow, LN1 2GS,  
Guide Price £250,000 - £260,000





Starkey&Brown is pleased to offer for sale this 3 double bedroom semi-detached family home located in the popular village of Sturton-By-Stow, close to local amenities and fantastic schooling for primary and secondary schools. The property briefly comprises lounge, kitchen diner, 3 double bedrooms, a main family bathroom and a en-suite to master bedroom. To the rear of the property there is a mostly laid to lawn garden with mature shrubs and trees with fenced perimeter and outside water source. To the front of the property there is driveway with parking for 2 vehicles and access to single garage. Council tax band: B. Freehold.



### Lounge

11' 3" x 17' 10" (3.43m x 5.43m)

Having bay window to front aspect and radiator.

### Kitchen Diner

15' 10" x 11' 10" (4.82m x 3.60m)

Having base and eye level units with fitted worktops, integral appliances such as fridge freezer, oven, hob and dishwasher, French doors leading to rear garden and uPVC double glazed window to rear aspect. Access to:

### Downstairs WC

Having low level WC and sink.

### First Floor Landing

### Bedroom 3

12' 5" x 9' 2" (3.78m x 2.79m)

Having uPVC window to front aspect, radiator and a fitted wardrobe.

### Bedroom 2

15' 10" x 11' 4" (4.82m x 3.45m)

Having 2 uPVC double glazed windows to rear aspect and radiator.

### Bathroom

9' 3" x 7' 1" (2.82m x 2.16m)

Having uPVC double glazed obscured window to side aspect, heated towel rail, panelled bath with shower head over and low level WC.

### Second Floor Landing

### Storage Cupboard

8' 6" x 6' 1" (2.59m x 1.85m)

### Master Bedroom

12' 5" x 14' 10" (3.78m x 4.52m)

Having uPVC double glazed window to front aspect, 2 fitted storage cupboards and radiator. Access to:

### En-Suite

7' 5" x 6' 1" (2.26m x 1.85m)

Having corner shower, heated towel rail, low level WC, sink and a velux window.

### Outside Rear

To the rear of the property there is a mostly laid to lawn garden with mature shrubs and trees with fenced perimeter and outside water source.

### Outside Front

To the front of the property there is driveway with parking for 2 vehicles and access to single garage.

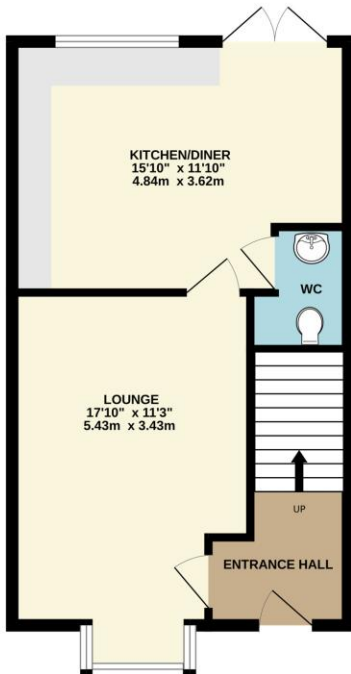
### Agents Note

We have been informed by the vendors there is maintenance charges of £125 per annum. Please contact StarkeyBrown for more information.

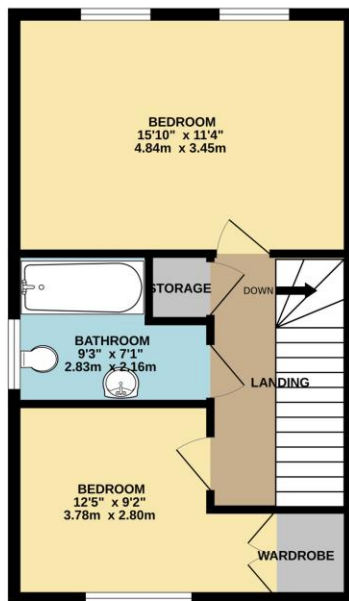




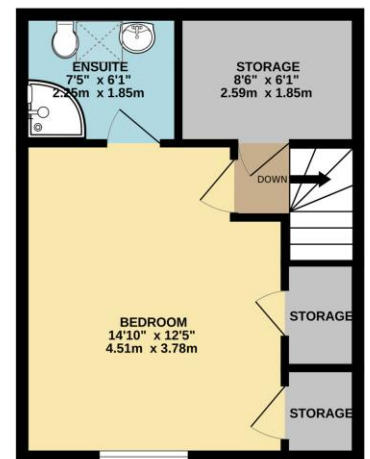
GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



2ND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.1 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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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.

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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