



- Period Character Cottage
- 3 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Spacious Kitchen With Kitchen Island
- Gated Extended Access
- Landscaped Garden
- Generous Brick Built Outbuilding

Tillbridge Road, Sturton By Stow, LN1 2BP,
Offers In Excess Of £300,000





This charming period cottage is located within the well serviced village of Sturton-by-Stow. The property is situated a 20 minute drive from the Cathedral city of Lincoln with the internal floor space spanning over 2 floors. Ground floor comprises of an impressive kitchen with feature island and a range of base and eye level units, a rear porch which is ideal for shoes and coats, whilst there are 3 reception rooms such as a lounge with feature open fire, family room and a formal dining room. Rising to the first floor there are 2 double bedrooms and a third bedroom currently utilised as a nursery. Furthermore the property benefits from a 3 piece bathroom suite upstairs and a ground floor shower room. Externally the property has been landscaped with there being a mostly laid to lawn garden with a raised patio seating area, brick built outbuildings which offers a fantastic external storage solution. Whilst a selection of the rear garden being enclosed with gated access immediately adjacent to off street parking. The home benefits from a brand new gas central heating combination boiler fitted in 2023 and has uPVC double glazing throughout. The village of Sturton-by-Stow provides access to a well regarded primary school, Co-op foodstore, public house and a bus service to Lincoln and Gainsborough. For further details contact Starkey&Brown. Council tax band: B. Freehold.



Kitchen Diner

Having uPVC double glazed window to front aspect, 2 uPVC double glazed windows to side aspects, front door entry to front aspect and uPVC door leading to rear porch to rear aspect. Newly fitted engineered wood flooring, a range of base and eye level units with counter worktops, kitchen island, Belfast sink, space and plumbing for appliances, freestanding cooker. Access into:

Rear Porch

5' 3" x 4' 6" (1.60m x 1.37m)

Being of uPVC surround with brick base construction and external door to rear garden.

Inner Hallway

Having radiator and stairs rising to first floor.

Lounge

12' 10" x 11' 9" (3.91m x 3.58m)

Having uPVC double glazed window to front aspect, feature open fireplace burning coal and wood regularly used by the current vendors and radiator.

Secondary Loft Access

Having pull down ladder and boarding. This provides access to:

Downstairs Shower Room

6' 2" x 4' 3" (1.88m x 1.29m)

Having corner shower cubicle, uPVC double glazed obscured window to side aspect, pedestal hand wash basin unit, low level WC and heated towel rail.

Family Room

11' 5" x 10' 10" (3.48m x 3.30m)

Having French doors to side aspect leading onto the rear garden, radiator and opens into:

Dining Room

8' 8" x 10' 10" (2.64m x 3.30m)

Having uPVC double glazed window to side aspect, French doors leading to rear garden and radiator.

Office

11' 4" x 6' 7" (3.45m x 2.01m)

Having uPVC double glazed window to side aspect, radiator and additional loft access.

First Floor Landing

Having uPVC double glazed window to front aspect and wooden staircase.

Master Bedroom

13' 10" x 11' 11" (4.21m x 3.63m)

Having uPVC double glazed window to front aspect with loft access (no boarding, but insulation).

Bedroom 2

13' 0" x 12' 0" (3.96m x 3.65m)

Having uPVC double glazed window to front aspect, radiator, solid wood flooring and loft access (insulated no boarding).

Bedroom 3/Nursery

8' 7" x 5' 6" max (2.61m x 1.68m)

Having uPVC double glazed window to rear aspect and radiator. Floor space impeded by stairs bulkhead.

Bathroom

Having a freestanding bath tub, pedestal hand wash basin unit, low level WC, chrome heated hand towel rail, uPVC double glazed obscured window to rear aspect and vinyl flooring.

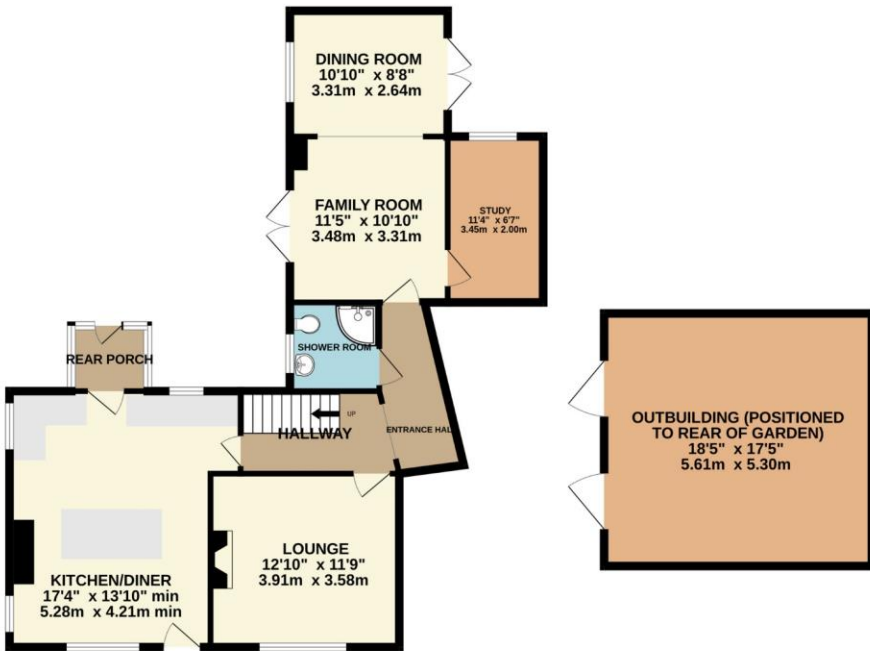
Outside Rear

Having 2 selections.

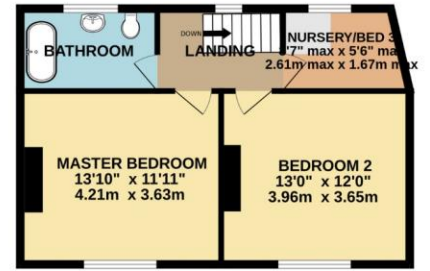
First area being gravelled with gated access to the driveway parking. Second area being mostly laid to lawn with a raised patio seating area. Plus access to a brick built outbuildings having power and lighting.



GROUND FLOOR
1179 sq.ft. (109.5 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1637 sq.ft. (152.1 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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