



- Modern Detached Family Home
- 4 Double Bedrooms
- 3 Bathrooms
- Fully Renovated Throughout
- Landscaped South-Facing Garden
- Double Garage With Ample Parking
- 15 Minute Into Lincoln
- No Onward Chain

Stow Road, Sturton By Stow, LN1 2BZ
£499,950



Starkey&Brown is delighted to offer for sale this modern detached family home boasting 4 double bedrooms, 3 bathrooms and made for available for sale no onward chain. The property has been owned by the current occupiers since January 2022. Since their purchase the property has undergone a full programme of refurbishments. The full renovation means the property is now at turn key standard ready for new homeowners.

Being immaculately presented throughout the property boasts accommodation over 2 floors which measures approximately 1700 sq. ft with the addition of a double garage. The ground floor comprises of a welcoming entrance hall with access to a downstairs WC, 17'6" bay fronted lounge, formal dining room and access to a conservatory which overlooks the superb rear garden. There is a stylish kitchen and breakfast room with a range of integral appliances and a modern and sleek finish. There is internal access into the double garage and utility room.

Rising to the first floor and 4 generous double bedrooms with the master featuring full width built-in wardrobes and access to a private en-suite shower room. Bedroom 2 also boasting from an en-suite bathroom, with the 2 remaining bedrooms benefitting from the use of a main bathroom which has a walk-in shower arrangement.

To the rear of the property enjoys a sun drenched garden which has a stunning landscaped arrangement with composite decking seating area, a second seating patio area finished with a carefully planned lawned and pathway areas. To the front of the property there is ample parking provisions for multiple vehicles with an enclosed and gated access.

Further benefits of the property includes uPVC double glazing and gas central heating throughout. The village of Sturton-By-Stow is located a short 15 - 20 minute drive to Lincoln city centre. Known for it's semi rural location the village is surrounded by a wealth of local amenities such as a well regarded primary school, bus service to and from Lincoln city centre, village pub, 10 minute walk leads to you a further pub in Stow, Co-op food store and post office.

For more information or to arrange a viewing contact Starkey&Brown. Council tax band: E. Freehold.



Entrance Hall

Having composite front door to front aspect, stairs rising to first floor, radiator and coved ceiling. Access to:

Downstairs WC

2' 7" x 5' 11" (0.79m x 1.80m)

Having patterned flooring, radiator, vanity hand wash basin unit, low level WC, half tiled surround, extractor unit and a sensor light.

Lounge

17' 6" plus bay x 11' 8" (5.33m x 3.55m)

Having uPVC double glazed bay window to front aspect, 2 vertical radiators, feature electric fireplace and coved ceiling. Access through double doors into:

Dining Room

11' 2" x 11' 9" (3.40m x 3.58m)

Having patio doors leading into conservatory and radiator. Access into conservatory and breakfast room.

Conservatory

9' 9" x 13' 10" (2.97m x 4.21m)

Is of brick base with uPVC surround, wood effect laminate flooring, patio doors leading onto external composite decking area, double door access from dining room, power sockets and lighting.

Breakfast Room

8' 9" x 12' 10" (2.66m x 3.91m)

Having patio doors to rear aspect leading onto rear garden, radiator, porcelain tiled flooring, breakfast bar area with storage, Wren kitchen unit, space and plumbing for fridge freezer. Opening into:

Kitchen

10' 8" x 10' 4" (3.25m x 3.15m)

Having a range of handleless Wren units at eye and base level integral appliances such as 4 ring induction hob with extractor hood over, oven and grill, integrated dishwasher, radiator, porcelain tiled flooring, sink and drainer unit, feature worktops and splash backs and uPVC double glazed window to rear aspect. Access into:

Utility Room

5' 1" x 10' 11" (1.55m x 3.32m)

Having a range of Wren handleless units, space and plumbing for laundry appliances, sink and drainer unit, porcelain tiled flooring, wall mounted Worcester top of the range gas combination boiler, uPVC external door to rear aspect leading onto rear garden and internal personnel door leading into:

Double Garage

16' 4" x 18' 11" to door (4.97m x 5.76m)

Having 2 electric up and over doors, storage space, wall mounted consumer unit, power and lighting.

First Floor Landing

Having radiator, airing cupboard with shelving and loft access - partially boarded, pull down ladder and insulation, CCTV monitor and control system to remain.

Master Bedroom

16' 2" x 15' 0" to wardrobe (4.92m x 4.57m)

Having 2 radiators, 2 uPVC double glazed windows to front aspect and full width built-in wardrobes. Access to:

En-Suite Shower Room

7' 0" x 5' 11" (2.13m x 1.80m)

Having marble effect finish with full tiled surround and flooring, vanity unit, low level WC, vertical radiator and extractor unit.

Bedroom 2

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

Having uPVC double glazed window to front aspect and radiator. Access to:

En-Suite Bathroom

8' 11" x 4' 8" (2.72m x 1.42m)

Having marble effect tiled surround and flooring, bath tub and vanity unit, radiator, uPVC double glazed obscured window to front aspect and coved ceiling.

Bedroom 3

11' 9" x 9' 6" (3.58m x 2.89m)

Having uPVC double glazed window to rear aspect, radiator and coved ceiling.

Bedroom 4

9' 0" x 9' 6" (2.74m x 2.89m)

Having uPVC double glazed window to rear aspect and radiator.

Family Shower Room

7' 11" x 7' 1" (2.41m x 2.16m)

Having tiled surround and flooring, low level WC, vanity unit, uPVC double glazed obscured window to side aspect, chrome heated hand towel rail, extractor unit and sensor lighting.

Outside Rear

Having an enclosed rear garden with fenced perimeters, mostly landscaped with patio seating area and a large composite decking seating area, lawned arrangement with side access to front of the property, external water and power source.

Outside Front

Having block paved driveway with parking for multiple vehicles, lawned arrangement, fenced perimeter with gated access and a mature hedged perimeter.





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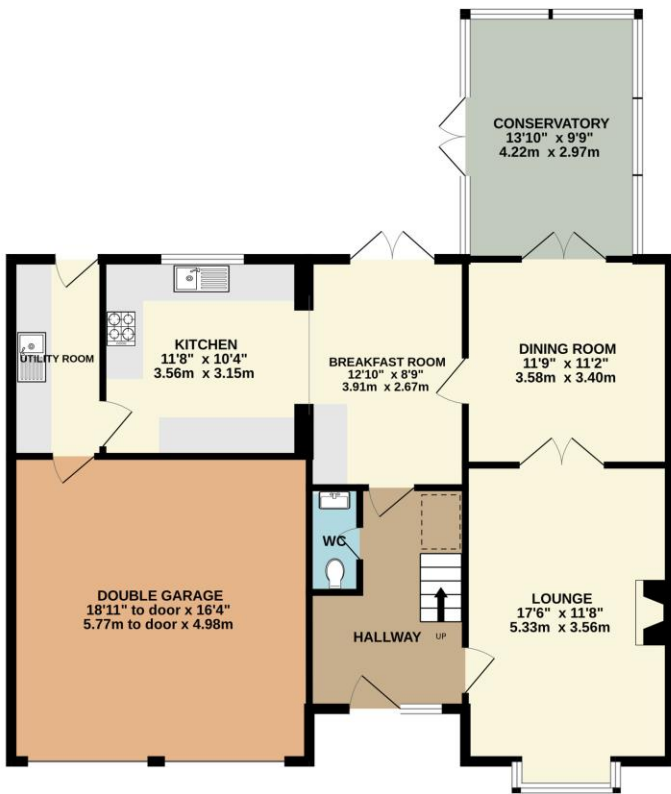
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GROUND FLOOR
1164 sq.ft. (108.1 sq.m.) approx.

1ST FLOOR
847 sq.ft. (78.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1733sq.ft. (161.0 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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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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