



- Extended Detached Family Home
- 4 Bedrooms
- Large Open Plan Living
- Garage Conversion To Bedroom 4/Office
- Immaculate Interiors Throughout
- Master En-Suite & Family Bathroom
- Landscaped Garden & Driveway Parking
- Superb Street Position

Old Rectory Gardens, Sturton By Stow, LN1 2FE
£375,000



An immaculately presented and extended detached home, situated in a secluded address in the semi-rural village of Sturton by Stow.

Having been owned by the current vendors since December 2020, the home has been transformed into a loving family home with expansive ground floor living. Boasting 4 bedrooms in total, the property comes with well appointed accommodation over two floors with renovations completed over a 5 year period which included a new gas central heating boiler and all new uPVC double glazed windows.

The home centres around the extended Kitchen, Dining and Living space which was completed in 2021 and now boasts a bespoke kitchen arrangement fitted by local joiners with Quartz worktops and Pantry cupboard.

The Open Plan Living area is completed with 3 velux skylights and a 3 panel bi-folding door overlooking the rear garden. In 2024, the garage was converted to create a 4th bedroom located on the ground floor which is also utilised as a home office - ideal for working from home. Completing the ground floor is a downstairs WC, Utility come Laundry room and a cosy Lounge with bio-ethanol burner.

Rising to the first floor are 3 double bedrooms which includes an impressive Master Bedroom with feature wood panelling and built in wardrobes. The first floor is completed with a Family Bathroom and private Ensuite Shower Room to the Master Bedroom.

Externally, the home enjoys a secluded non overlooked plot on the popular Old Rectory Gardens Estate. Known for its attractive streets and well maintained shared spaces the home is an ideal spot for a growing family. The green garden is low maintenance with a wooden pergola whilst there is also ample off-street driveway parking.

Sturton by Stow is located approximately 20 minutes from Lincoln city centre and boasts a wealth of local amenities such as a Co-Op Foodstore, Public House, Cafe and a well regarded Primary School.

Council tax band: D. Freehold.



Entrance Hall

Glass panelled front door to the front aspect, stairs rising to the first floor. Access to:

Lounge

14' 9" x 11' 0" max (4.49m x 3.35m)

uPVC double-glazed window to the front aspect, wood flooring, bio-ethanol burner, and pocket door entrance leading into the kitchen and extended living and dining area.

Kitchen

9' 10" x 22' 8" max (2.99m x 6.90m)

A range of bespoke kitchen units with a shaker-style arrangement and quartz worktops. Integrated appliances such as a 5-ring range cooker, an integrated wine cooler, a dishwasher, a full-length fridge, and a bespoke pantry cupboard. Access to the downstairs WC and an extended storage space.

Downstairs WC

7' 10" x 4' 3" (2.39m x 1.29m)

Low-level WC, a vanity hand wash basin unit, a feature wood panelling, an extractor unit, a radiator, and a tiled floor.

Extended Living & Dining Space

22' 8" x 8' 8" (6.90m x 2.64m)

Tiled flooring, 2 vertical radiators, 3 Velux skylights, uPVC double-glazed window to the rear aspect, and a 3-panelled bi-folding door leading onto the rear garden.

Utility Room

6' 3" x 7' 10" (1.90m x 2.39m)

A range of storage units at eye and base level, sink with mixer tap over, tiled flooring, a uPVC double-glazed window to the side aspect, wall-mounted Mylek electric heater, tile flooring, a storage cupboard housing a gas central heating boiler - fitted central boiler in 2021, space and plumbing for laundry appliances.

Bedroom 4/Office

7' 7" x 9' 9" (2.31m x 2.97m)

Garage conversion completed in 2024. A uPVC double-glazed window to the front aspect, 1 vertical radiator, and a consumer unit.

First Floor Landing

A storage cupboard and loft access, and a radiator. Loft insulated, no modern boarding, and no ladder.

Master Bedroom

12' 2" min x 14' 1" (3.71m x 4.29m)

Two uPVC double-glazed windows to the front aspect, a radiator, a built-in wardrobe, a coved ceiling, and feature wood panelling. Access to:

En-Suite Shower Room

5' 10" x 6' 9" (1.78m x 2.06m)

Shower cubicle, a low-level WC, a vanity hand wash hand basin unit, a chrome heated hand towel rail, and a uPVC double-glazed obscure window to the side aspect, tiled surround, and tiled flooring.

Bedroom 2

14' 0" max x 9' 8" max (4.26m x 2.94m)

Feature wood panelling, 2 uPVC double-glazed windows to the rear aspect, and a radiator.

Bedroom 3

8' 5" x 9' 9" min (2.56m x 2.97m)

Feature wood panelling, a radiator, a storage cupboard, a coved ceiling, and a uPVC double-glazed window to the front aspect.

Bathroom

6' 9" x 8' 5" (2.06m x 2.56m)

Having a 3-piece suite comprising a panelled bath, a low-level WC, a pedestal hand wash basin unit, a radiator, and a uPVC double-glazed obscured window to the rear aspect, an extractor unit, and a coved ceiling.

Outside Rear

Being non-overlooked. Enclosed landscaped garden, being mostly laid to artificial turf with patio seating area, a wooden pergola with a covered roof, external water and power source. Side access to the front of the property.

Outside Front

Having a block-paved driveway with parking for multiple vehicles. Decorative borders and enclosed with a classic timber picket fence.





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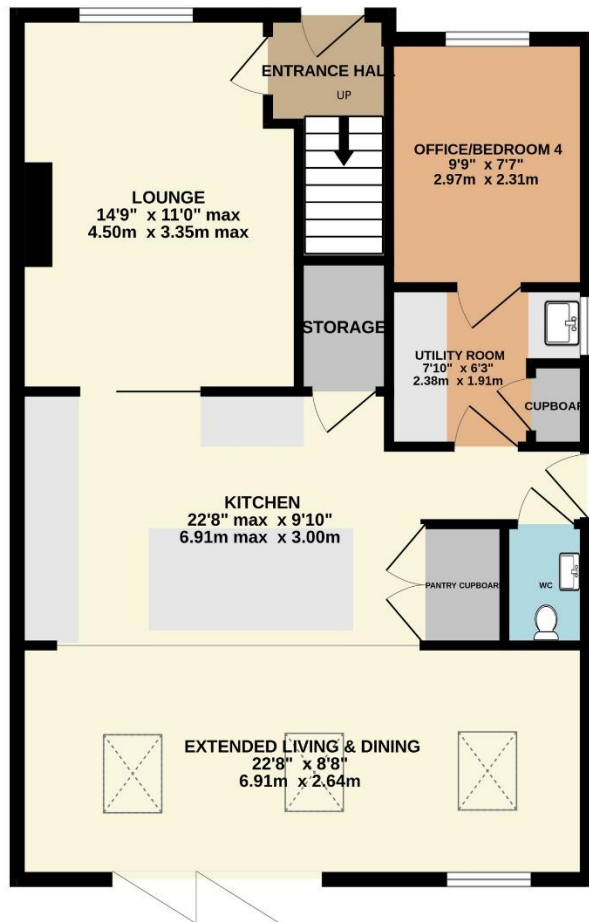
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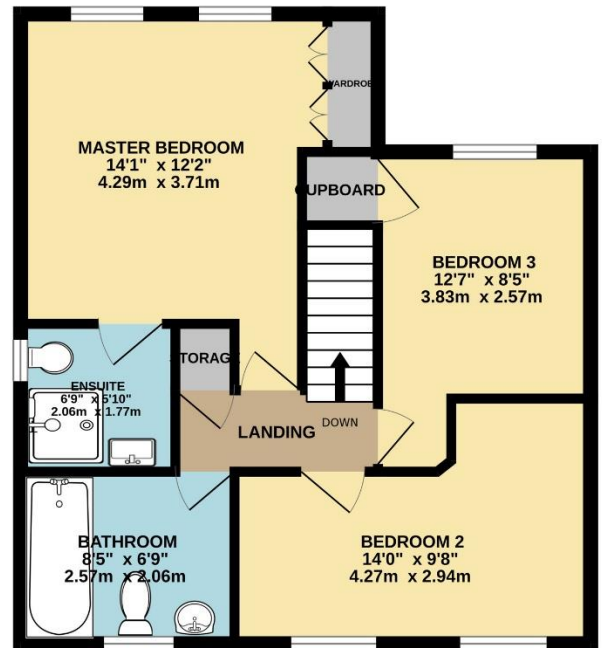
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 sq.m.) approx.

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