



- Superb Family Home
- Over 2,200 Sq Ft Of Living Space
- 4 Double Bedrooms
- 3 Bathrooms

- Remodelled Kitchen Diner
- Large Non-Overlooked Rear Garden
- Driveway Parking & Double Garage
- Immaculately Presented Throughout

High Street, Sturton By Stow, LN1 2AE,
£475,000





This superb family home has been owned by the current vendors for over 20 years and undergone a thorough programme of refurbishment. Having had the most recent updates within the past few years, the home boasts over 2,200 sq. ft. of accommodation. Having a unique family room to the rear of the property which is designed with sloping ceilings and 5 sets of twin Velux windows, the space is flooded with an abundance of natural light and colour from the rear garden. Recently, there has been changes to the kitchen diner with a removal of a wall to open up into a considerable space which has been finished with a superior kitchen island, marble worktops, underfloor heating, integrated brand new fridge freezer and dishwasher. Furthermore, the ground floor has a sitting room, study and utility room. Rising to the first floor are 4 double bedrooms, a master bedroom featuring its own dressing room and en-suite, a separate family bathroom and shower room. The rear garden is enclosed with hedge and fence perimeters, whilst having a large lawn area with patio seating area. Additionally, the outside space comes with timber built garden sheds, block paved driveway and double garage. Sturton by Stow is situated 20 minutes from Lincoln city centre and has easy access to the city as well as Gainsborough by road links and regular bus routes. There are amenities nearby such as public house, coop foodstore and a post office. For further details, please contact Starkey&Brown. Council tax band: D. Freehold.



Entrance Hall

Having composite front door entry, radiator, wood effect flooring, uPVC double glazed window to side aspect and double doors leading into inner hallway plus access to study.

Study

8' 0" x 7' 0" (2.44m x 2.13m)

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

Inner Hall

Having stairs rising to first floor plus access to downstairs WC and boot room.

Downstairs WC

4' 0" x 7' 0" (1.22m x 2.13m)

Having low level WC, vanity hand wash basin unit and uPVC double glazed obscured window to side aspect, tiled splash backs and chrome heated hand towel rail.

Boot Room

6' 4" x 7' 2" (1.93m x 2.18m)

Having uPVC door to side aspect leading onto rear garden, storage cupboard with a recently replaced combination boiler with a full 12 year warranty. Access to:

Utility Room

7' 2" x 10' 0" (2.18m x 3.05m)

Having a range of eye and base level units, space and plumbing for appliances, sink and drainer unit, 2 uPVC double glazed obscured windows to side aspect and access to understairs storage cupboard.

Kitchen Diner

16' 4" x 21' 5" (4.97m x 6.52m)

Recently remodelled arrangement. With large open plan set up with a range of eye and base level units and superior kitchen island all featuring marble worktops, integral appliances such as wine cooler, dishwasher, Rangemaster cooker, sink and drainer unit. There is also underfloor heating with individual thermostat control, uPVC double glazed window to front aspect, double doors leading into family room and access to:

Sitting Room

19' 3" x 11' 6" (5.86m x 3.50m)

Having open fireplace with decorative surround, uPVC double glazed window to rear aspect, radiator, alcove storage unit and double doors leading into:

Family Room

19' 7" x 21' 0" (5.96m x 6.40m)

Having 5 sets of twin Velux windows, gas fire, radiator and uPVC French doors leading onto rear garden with views over the garden.

First Floor Landing

Having loft access, access to bedrooms, bathrooms and storage cupboard with shelving.

Master Bedroom

10' 2" min x 11' 6" (3.10m x 3.50m)

Having uPVC double glazed window to rear aspect and radiator. Access to en-suite and dressing room.

En-Suite

8' 6" x 5' 6" (2.59m x 1.68m)

Having chrome heated hand towel rail, uPVC double glazed window to rear aspect, tiled flooring, low level WC, vanity hand wash basin unit and shower cubicle.

Dressing Room

5' 6" x 8' 6" (1.68m x 2.59m)

Having built-in wardrobes and built-in dresser.

Bedroom 2

13' 1" x 10' 2" (3.98m x 3.10m)

Having uPVC double glazed window to front and side aspects and radiator.

Bedroom 3

13' 3" x 9' 1" (4.04m x 2.77m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 4

13' 3" x 7' 11" (4.04m x 2.41m)

Having uPVC double glazed window to side aspect and radiator.

Shower Room

Having uPVC double glazed obscured window to front aspect, shower cubicle, low level WC, vanity hand wash basin unit, chrome heated hand towel rail, tiled flooring with tiled surround and extractor unit.

Family Bathroom

7' 11" x 7' 2" (2.41m x 2.18m)

Having panelled bath, low level WC, pedestal hand wash basin unit, tiled surround and uPVC double glazed obscured window to side aspect.

Outside Rear

Having enclosed garden with fenced and hedged perimeters, being mostly laid to lawn with a range of mature flowerbeds and decorative borders, timber built garden shed, outside power and water source. Side access to the front of the property.

Outside Front

Having block paved driveway with walled perimeters, storm porch entry and lawned front garden. Access to:

Double Garage

17' 8" x 15' 8" (5.38m x 4.77m)

Having electric door and personnel door to rear aspect.

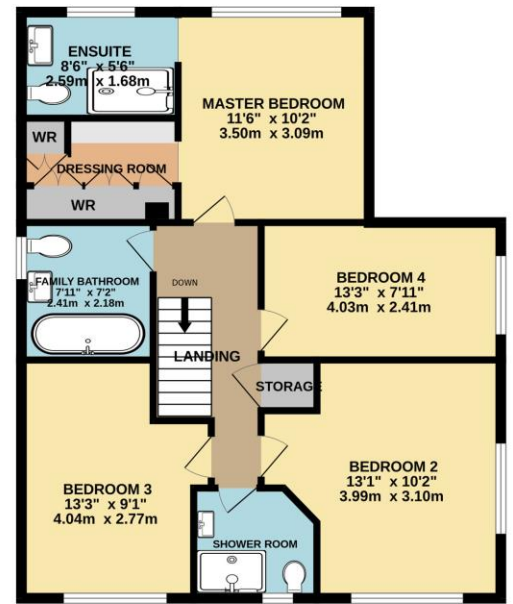




GROUND FLOOR
1521 sq.ft. (141.3 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 2295 sq.ft. (213.2 sq.m.) approx.

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