



10 Stretton Close

Sturton by Stow, Lincoln. LN1 2AZ



10 Stretton Close, Sturton by Stow



This is an attractive three bedroom, semi-detached modern home, very pleasantly located in this small close of quality homes close to the heart of the popular north Lincoln village of Sturton by Stow in the Trent Valley.

Sturton by Stow is a good-sized village, offering a range of amenities for this area of rural Lincolnshire with its own popular Primary School, Post Office/Village Store and a Co-op supermarket. The village is well placed for commuting to the historic City of Lincoln (7 miles) with its excellent range of shopping and social facilities and Gainsborough (8 miles) on the bank of the River Trent with its very well respected Grammar School and Marshalls Yard shopping facilities. There are also good routes into Nottinghamshire over the River Trent at the Dunham toll bridge crossing (9 miles), as well as access to the A1 at Newark (19 miles) with its high-speed rail link to London Kings Cross.

ACCOMMODATION

Entrance Lobby having an attractive uPVC double glazed panel front entrance door, with wood style laminate flooring and pine panel doors through to the lounge and to:

Cloakroom comprising low level WC, small cantilevered wash hand basin with tiled splash back, wood style laminate flooring and radiator.

Good sized Lounge having a very pleasant view out of the front of the property and across the Close; fireplace with fitted gas fire and accompanying marble style hearth and back with an appealing moulded fire surround, wood style laminate flooring, coving and two radiators. Staircase up to first floor and pine panel door through to:

Breakfast Kitchen having a very pleasant outlook over the well enclosed, sheltered rear garden; a good range of fitting base, drawer and wall units, stainless steel single drainer sink unit inset to work surface with room for a washing machine beneath. Open shelf space and Electrolux brushed steel oven, brushed steel five ring gas hob to surface and above a cooker hood with a wall cupboard space.





To one of these units there is room for an upright fridge/freezer. There is a fitted breakfast bar area to one wall with a single storage cupboard unit to one end below. Tiled splash backs to some work surface areas, radiator and ceiling spotlight fitting. uPVC double glazed rear entrance door to garden.

First Floor

Landing having built-in airing cupboard with radiator, access to roof space and radiator. Pine pane doors through to first floor accommodation.

Bedroom with a very pleasant westerly outlook from the dormer window down over the driveway and beyond to homes on Manton Road with a glimpse of countryside in between, an easterly view down over the rear garden; sloping ceiling in part and radiator.

Family Bathroom having a panel bath with Triton shower fitting and shower curtain rail above, pedestal wash hand basin with toiletry cabinet beneath and low level WC. Full height tiling to all walls, radiator and extractor vent.

Bedroom with an Easterly view down over the rear garden; and radiator.

Bedroom with a westerly outlook cross the Close; walk-in dressing/wardrobe space and radiator.

OUTSIDE

The house is approached across a driveway providing more than ample parking for both family and visitors, as well as access to the **Integral Garage** with up and over door, service door to rear through to the adjoining rear garden, Ideal gas fired central heating boiler, lighting and power. There is a low maintenance gravel front garden area suitable for the presentation of flower tubs/pots.

A pathway runs from the driveway down the northern elevation of the house through to the good size rear garden which is surprisingly private and well enclosed by panel fencing to the boundaries with accompanying paved patio areas, lawn and well stocked beds/borders containing a range of mature shrubs. There is an outside light fitting and cold-water tap.

West Lindsey District Council – Tax band: B



ENERGY PERFORMANCE RATING: C

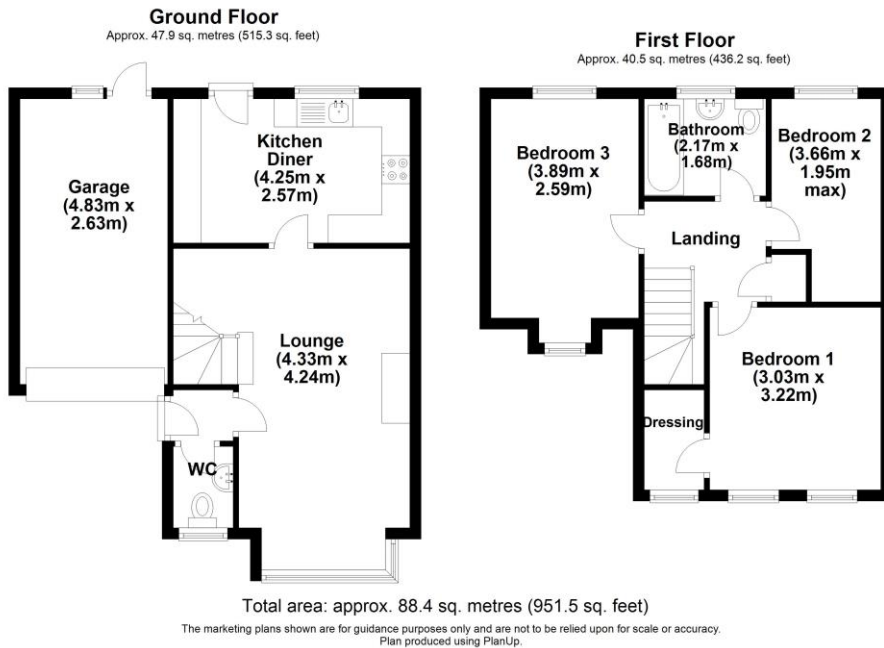
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888;

Email: lincoln@robert-bell.org;

Website: <http://www.robert-bell.org> Brochure revised 17.4.2024



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln, LN2 1EH
Tel: 01522 538888 Fax: 01522 589988
Email: lincoln@robert-bell.org

www.robert-bell.org

