



62 Saxilby Road
Sturton by Stow, Lincoln. LN1 2AB

BELL



62 Saxilby Road Sturton by Stow

This is a nicely presented detached bungalow, set well back from the roadside within good sized grounds of approximately 0.5 acre (sts), situated in the popular Lincoln village of Sturton by Stow. The property has off street parking to the frontage and attached garage. There is a delightful landscaped garden set to the rear with patio area and Summerhouse set to one corner, additional garage.

Accommodation comprises; entrance lobby, hall, dining kitchen, sitting room, conservatory, dining room offering potential for additional bedroom; three bedrooms and family bathroom.

ACCOMMODATION

Front Entrance Lobby with obscure double glazed panel double entrance doors, tiled floor and interior obscure glazed panel door through to:

Entrance Hall with built in cloaks and linen cupboard space, coving and radiator.

Dining Room/Bedroom with a very pleasant easterly outlook over the landscaped front garden; coving and radiator.

Sitting Room/Bedroom with an easterly view out over the front of the property and the driveway entrance from Saxilby Road; coving and radiator.

Bathroom comprising; a panelled bath, built-in corner shower cubicle with Triton shower fitting and full height wall tiling, pedestal wash hand basin and low level WC. Wall tiles around suite area to at least dado rail height, coving and radiator.





Bedroom of good proportions with a westerly outlook; access to roof space, coving and radiator.

Large Sitting Room having a southerly outlook and westerly views across the delightful rear garden from the sliding patio doors providing access into the conservatory. There is a chimney breast having brick feature fireplace with a fitted gas fire, moulded ceiling roses, coving and radiator.

Conservatory having uPVC double glazed windows, a delightful open view across the rear garden, tiled floor and French doors providing access out onto the adjoining garden patio area.

Good Sized Dining Kitchen having an attractive northerly outlook over the rear garden; a comprehensive range of oak featured base, drawer and wall units, work surface areas with single drainer sink unit inset and space beneath for appropriate white goods. The fitted surface extends around to adjoining walls with a further range of cupboard and drawer space, china cabinets above and space between units for a slot in gas cooker/hob unit. Wall mounted Worcester gas fired central heating boiler, splash back to all work surface areas, coving, radiator and ceiling spotlight fittings. Door through to:

Lean -to Greenhouse of timber construction with glazed double doors providing access into the grounds and a door through to:

Outside Toilet with low level WC and fitted shelving.

OUTSIDE

The bungalow stands in a prominent location in a popular residential area of the village, approached across a concrete driveway which sweeps round into the property providing more than adequate parking for both family and visitors. The bungalow benefits from having an attached **Garage** with up and over door, service door to rear, fluorescent lighting strip and power points. There is also access from the driveway to the rear to an additional detached concrete sectional **Garage** with up and over door, service door to rear.





The front gardens are very well tended and attractively landscaped with a good size area of formal lawn, copiously stocked flowerbeds and borders containing a wide range of shrubs and flowering plants. The front grounds are enclosed to the eastern and western boundaries by panel fencing and hedging as appropriate. Access down both elevations of the bungalow through to the rear.

The substantial delightfully landscaped rear garden provides the bungalow with a marvellous, surprisingly private setting. The grounds are divided into attractive varying spaces, with an avenue of lawn leading up the garden towards the rear, accompanying meandering flowerbeds and borders containing a collection of wonderful shrubs, trees and flowering plants, including; roses, topiary box, honeysuckle, geranium, topiary conifers, twisted hazel, iris, range of ornamental grasses, pines and rhododendron to name but a few. A patio area adjoins the rear of the bungalow onto which the conservatory has direct access with additional seating areas down to the rear with a Summerhouse set on one side. Set to the rear of the grounds is a large open area of formal lawn, accompanying beds and borders and a large, productive and well tended vegetable garden. The grounds as a whole to the rear are predominantly hedging enclosed and there could be scope for further development (subject to necessary consents). There are exterior light fittings and an outside water tap.

West Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: D

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...

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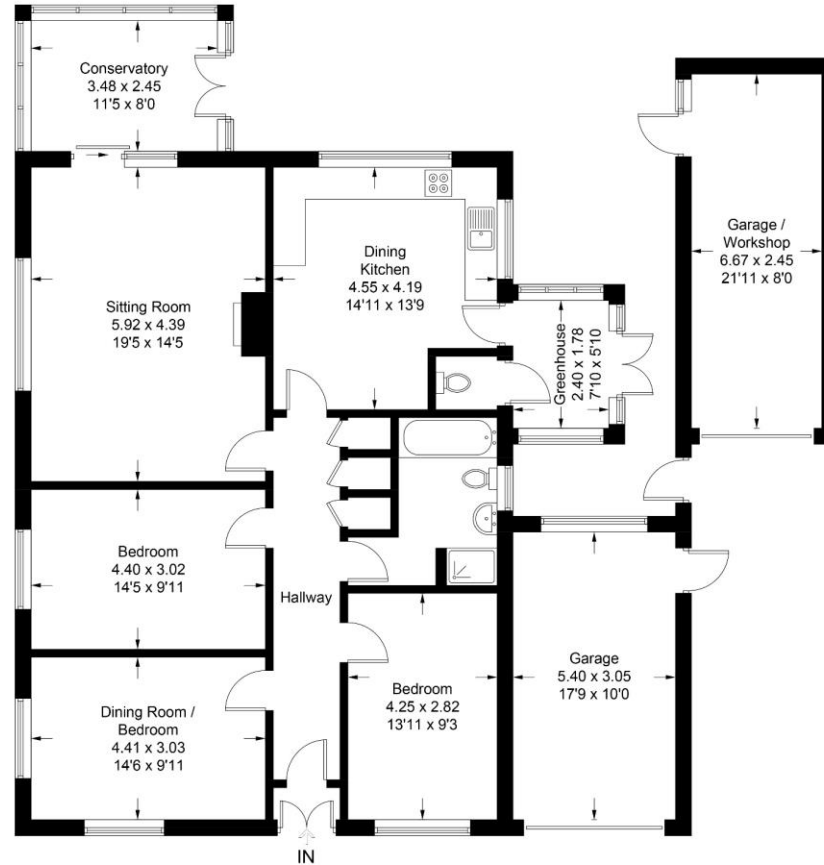
Brochure prepared 22.7.2024





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Approximate Gross Internal Area = 122.4 sq m / 1317 sq ft
Garages & Workshop = 33.0 sq m / 355 sq ft
Total = 155.4 sq m / 1672 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DISCLAIMER

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