



## Spencer Court, Sturton by Stow



**£475,000**

- Detached House
- Village Location
- Walled Garden
- Four Bedrooms
- Double Garage
- Workshop
- Freehold
- EPC rating C



Well presented, four bedroom detached house, located on a private development of just two houses. Within walking distance of local shops and other village amenities.

This spacious property offers entrance hall, 21ft lounge with feature log burner, kitchen diner, dining room, sun room and WC to the ground floor. To the first floor there are four double bedrooms with en-suite to master and family bathroom. The property is finished to a high standard and viewing is recommended to appreciate the space and quality on offer.

Outside the property to the front there is a block paved drive with space for up to two cars and double garage with workshop. To the rear of the property there is a private walled garden with large patio area and lawned garden.

**Entrance Hall** 0.00m x 0.00m (0'0" x 0'0")

External door and windows to front aspect, radiator and stairs to first floor.

**WC** 0.00m x 0.00m (0'0" x 0'0")

Window to front aspect and fitted with low level WC, wash hand basin and radiator.





**Lounge 11'1" x 21'6" (3.4m x 6.6m)**

Bay window to front aspect, feature fireplace with wood burner, and radiator.

**Dining Room 11'10" x 11'2" (3.6m x 3.4m)**

Open aspect to sun room and radiator.

**Sun Room 20'1" x 7'1" (6.1m x 2.2m)**

Window and French doors to rear aspect, two velux windows and feature radiator.

**Kitchen Diner 3.41m x 6.34m (11'2" x 20'10")**

Windows to front and rear aspect and external door to side aspect. Fitted with a range of wall and base units with worktops over. Fitted with integrated AEG appliances, double electric oven, four ring gas hob with extractor above, and dishwasher. Space for fridge freezer, tumble dryer, washing machine. Sink with waste disposal unit and radiator.

**Utility Area 0.00m x 0.00m (0'0" x 0'0")**

Window to rear aspect and fitted with a range of wall and base units with worktop over and sink with drainer.

**Landing 0.00m x 0.00m (0'0" x 0'0")**

Airing cupboard and storage cupboard and access to loft.

**Bedroom One 3.35m x 3.30m (11'0" x 10'10")**

Window to front aspect, fitted wardrobes and radiator.

**En-Suite 3.40m x 1.57m (11'2" x 5'2")**

Window to front aspect and fitted with wash hand basin with vanity unit, low level WC, walk in double shower, extractor fan and feature radiator.

**Bedroom Two 3.58m x 3.38m (11'8" x 11'1")**

Window to rear aspect, fitted wardrobes and radiator.

**Bedroom Three 3.89m x 2.49m (12'10" x 8'2")**

Window to rear aspect, fitted wardrobes with vanity desk, and radiator.



**Bedroom Four** 3.38m x 2.82m (11'1" x 9'4")

Window to front aspect and radiator.

**Shower Room** 2.90m x 1.70m (9'6" x 5'7")

Window to rear aspect and fitted with walk in shower, low level WC, wash hand basin with vanity unit below, extractor fan and feature radiator.

**Outside** 0.00m x 0.00m (0'0" x 0'0")

To the front of the property there is block paved driveway with room for up to two cars, leading to a detached double garage with workshop attached.

To the rear of the property there is an enclosed walled garden with large patio and lawned area.

**Double Garage** 17'1" x 17'1" (5.2m x 5.2m)

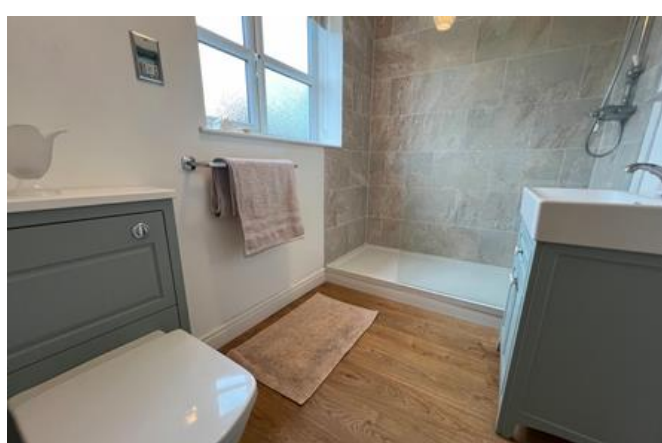
Electric up and over door, power and lighting. Four Kilowatt electric EV Charger.

**Workshop** 5.46m x 4.42m (17'11" x 14'6")

External door and window to front aspect and fitted with power and lighting.

**Agent Note** 0.00m x 0.00m (0'0" x 0'0")

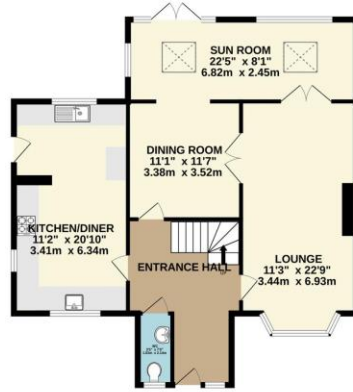
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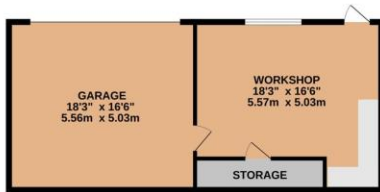
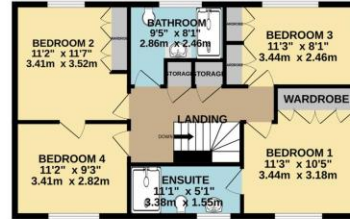




GROUND FLOOR  
1549 sq.ft. (143.9 sq.m.) approx.



1ST FLOOR  
694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 2242 sq.ft. (208.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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