



Sturton Road, Stow



4



4



4

Freehold

Offers in excess of £450,000



## Key Features

- Grade II Character Property
- In Very Good Order
- Four Double Bedrooms
- Three Ensuites & Bathroom
- Lounge, Dining Room, Study
- Rare Good Sized Garden
- EPC rating Exempt





Situated in the heart of Stow, Old Methodist Chapel dates from 1824 and is Grade II Listed. For sale with No Onward Chain, this stunning FOUR BEDROOM Conversion unusually boasts good sized rear garden and driveway. The accommodation comprises Entrance Reception with Kitchen, Dining Room, Dining Kitchen, Garden Room, Study, Four Bedrooms, Three with Ensuities and a family Bathroom. Outside there is a driveway and enclosed rear garden with Garden Office and Shed.



### Entrance Reception

26'4" x 14'11" (8m x 4.5m)

Double doors to front aspect, two windows to front aspect, vaulted ceilings, wooden flooring, stairs to first floor and understairs storage.

### Bedroom

12'0" x 9'5" (3.7m x 2.9m)

Window to side aspect.

### Ensuite

Fitted with a low level wc, wash hand basin with vanity unit, shower cubicle, part tiled walls and chrome heated towel rail.



### Bedroom

13'7" x 12'0" (4.1m x 3.7m)

Two windows to side aspect and door to rear aspect. Wooden flooring.

### Kitchen Area

Fitted with wall and base units with work surface over, space and plumbing for washing machine, cooker and drainer sink unit with mixer tap.

### Dining Room

17'8" x 13'2" (5.4m x 4m)

Wood burner and tiled flooring.

### Dining Kitchen

20'1" x 17'11" (6.1m x 5.5m)

Door and three windows to side aspects. Fitted with a range of wall and base units with granite work surface over, one and a half bowl drainer sink unit with mixer tap and central island with bar seating feature. Integrated appliances include twin Neff ovens, Neff steam oven, Neff combi oven and Neff dishwasher. Woodburning stove. Tiled floor, part tiled walls and vaulted ceilings.

### Study

8'1" x 7'2" (2.5m x 2.2m)

Located by stairs from the kitchen, ceiling window.

### Garden Room

17'8" x 12'4" (5.4m x 3.7m)

Wood burning stove and wooden flooring. Double doors to side aspect.

### Rear Hall

Door to side aspect and tiled flooring. Built in airing cupboard housing hot water cylinder.

### Bathroom

8'10" x 5'5" (2.7m x 1.6m)

Window to side aspect. Fitted with a low level wc, wash hand basin with vanity unit and double ended bath with mixer tap. Extractor fan.

### First Floor Landing

Access to bedrooms.

### Bedroom

13'7" x 12'6" (4.1m x 3.8m)

Window to rear aspect, ceiling window, wash hand basin with vanity unit and two column radiators.

### Ensuite

5'6" x 5'4" (1.7m x 1.6m)

Fully tiled and fitted with a low level wc and double shower cubicle, chrome heated towel rail, extractor fan and loft access.

### Bedroom

12'4" x 9'5" (3.7m x 2.9m)

Two ceiling windows.

### Ensuite

Fitted with a low level wc, wash hand basin with vanity unit and shower cubicle with part tiled walls, chrome heated towel rails and extractor fan.

### Outside

To the front of the property is a gravelled drive with secure double gated access to the rear. The enclosed rear garden has a paved patio area, lawn with borders of flowers and plants. Wooden garden shed and outside tap.

### Garden Office

Bifold doors, power and lighting.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



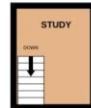


# Floorplan

**GROUND FLOOR**  
1460 sq.ft. (135.6 sq.m.) approx.



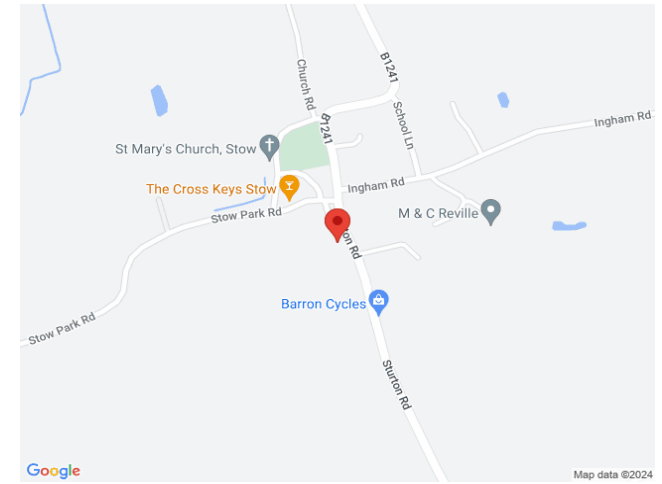
**1ST FLOOR**  
862 sq.ft. (80.1 sq.m.) approx.



**STURTON ROAD, STOW**

**TOTAL FLOOR AREA : 2322 sq.ft. (215.7 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.  
Made with Metropix ©2024



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk