



The Close, Lincoln



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Starting bid £200,000



Key Features

- Sold via 'Secure Sale'
- Immediate 'exchange of contracts' available
- Detached Bungalow
- Three Bedroom
- Village Location
- Bathroom & WC
- Ample Parking & Garage
- EPC rating D
- Freehold





Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Well presented, three bedroom bungalow, located in the popular village of Sturton By Stow and within walking distance of the village centre.

Internally the property offers, entrance hall, kitchen diner, lounge, three bedrooms, family bathroom and WC. Externally to the front there is a landscaped garden and driveway with room for up to three cars, leading to an attached single garage. To the rear of the property there is an enclosed lawned garden.

Entrance Hall

External door to side aspect and airing cupboard.

Kitchen Diner 5.16m x 3.00m (16'11" x 9'10")

Windows to front and side aspect, external door to side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, freestanding cooker, space and plumbing for washing machine and space for fridge freezer.

Lounge 5.13m x 3.63m (16'10" x 11'11")

Window to front aspect, and radiator.

Bedroom One 4.14m x 3.63m (13'7" x 11'11")

Window to rear aspect, and radiator.

Bedroom Two 3.02m x 3.00m (9'11" x 9'10")

Window to rear aspect, and radiator.

Bedroom Three 3.63m x 1.85m (11'11" x 6'1")

Window to side aspect and radiator.

Shower Room 2.11m x 2.06m (6'11" x 6'10")

Window to side aspect and fitted with shower cubicle, wash hand basin, low level WC, extractor and radiator.

WC 2.11m x 0.84m (6'11" x 2'10")

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

Outside

To the front of the property there is a lawned garden with flower beds containing a variety of shrubs. There is a driveway to the side providing ample off road parking and giving access to the Detached Single Garage. To the rear of the property there is a further lawned garden.

Agent 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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TOTAL FLOOR AREA : 893 sq.ft. (82.9 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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