



Upper Close, Sturton by Stow



**£280,000**

- Detached Bungalow
- Fully Renovated
- Private Garden
- En-Suite & Bathroom
- Ample Parking
- Village Location
- Freehold
- EPC rating D



FULLY RENOVATED Detached Bungalow situated in the sought after village of Sturton By Stow. The property comprises of Entrance Hall, Kitchen, Dining Room, Lounge, Three Bedrooms with En-Suite to master and family bathroom. Outside the property, to the front there is a gated driveway and small lawned area. To the rear of the property, there is enclosed garden with decking and patio area and lawned garden.

The property is within walking distance of the local School, Shops and other village amenities. Also, excellent road links to both Lincoln and Gainsborough. Further benefits include new plumbing throughout, full rewire, GCH & uPVC Double glazed.

### Entrance Hall

External door to side aspect and access to roof space.

### Lounge

12'6" x 9'5" (3.8m x 2.9m)

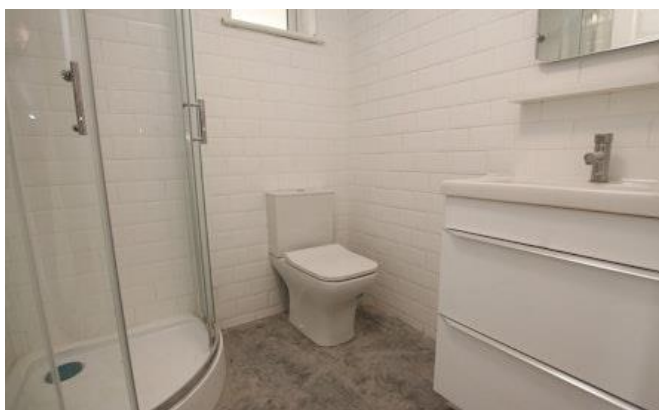
Patio doors to rear aspect and radiator.

### Kitchen

15'7" x 7'6" (4.7m x 2.3m)

Windows to front and rear aspects and fitted with a range of wall and base units with worktops over, sink with drainer, integrated washing machine, electric single oven, four ring induction hob with extractor over, space and plumbing for dishwasher and fridge freezer.





### Dining Room

9'6" x 11'10" (2.9m x 3.6m)

Window to rear aspect and radiator.

### Bedroom One

9'7" x 11'10" (2.9m x 3.6m)

Window to front and side aspect and radiator.

### En-Suite

9'7" x 11'10" (2.9m x 3.6m)

Window to side aspect and fitted with walk in shower cubicle, low level WC, wash hand basin, heated towel rail and extractor.

### Bedroom Two

9'6" x 9'7" (2.9m x 2.9m)

Window to front aspect and radiator.

### Bedroom Three

11'6" x 8'9" (3.5m x 2.7m)

Window to side aspect and radiator.

### Bathroom

5'10" x 9'5" (1.8m x 2.9m)

Window to side aspect and fitted with panel bath with shower over, sink with drainer, low level WC, heated towel rail and extractor.

### Outside Front

Gated driveway with room for up to three cars and lawned area.

### Outside Rear

Enclosed rear garden with artificial grass, decking and patio area.



### 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.

# Floorplan

GROUND FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



8 UPPER CLOSE, STURTON BY STOW LN1 2DZ

TOTAL FLOOR AREA - 851 sq.ft. (79.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The contents, quality and appearance shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Drawn with Hertsplan 12/2023



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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