NEWTON FALLOWELL

Beckview Church Road, Stow

5 3 4

Freehold

OIRO £550,000

5 3 4

Key Features

- Well Presented Detached House
- Five Bedrooms
- Two Ensites, Family Bathroom & Downstairs WC
- Four Reception Rooms
- Detached Double Garage
- Private Driveway & Enclosed Gardens
- EPC Rating C

Perfectly positioned for village life, the property is within walking distance of the historic St Mary's Church, Stow (Stow Minster), the village green, children's playground and the popular The Cross Keys Stow pub and restaurant.

The neighbouring village of Sturton by Stow provides further everyday amenities, including Lincolnshire Co-op, Sturton General Store and Sturton by Stow Primary School. Stow is also conveniently positioned between Lincoln and Gainsborough, offering excellent access to a wider range of shopping, schooling and leisure facilities.

The accommodation is both spacious and versatile, ideally suited to modern family living. The ground floor comprises a generous reception hall, cloakroom, dual-aspect lounge, cosy snug, study, impressive kitchen diner, separate dining room and useful utility room.

To the first floor are five well proportioned double bedrooms and a family bathroom. The principal bedroom benefits from a dressing room and private en-suite, while Bedroom Two also enjoys its own en-suite facilities.

Externally, the property continues to impress. To the front is a generous block-paved driveway providing ample off-road parking, which leads to a detached double garage. A secluded south facing patio area provides an additional private space for outdoor seating and entertaining.

To the rear is a substantial enclosed garden, thoughtfully divided into distinct areas. These include lawned area, paved patio ideal for outdoor dining and entertaining, and productive vegetable plots complete with greenhouses.

Entrance Hall

With the entrance door and windows to the front aspect, stairs rising to the first floor and access to understairs storage.

Study

12'1" x 9'2" (3.7m x 2.8m)

With windows to the front and side aspects and radiator.

Living Room

22'3" x 15'10" (6.8m x 4.8m)

With french doors to the side aspect leading to the patio, windows to the side and rear aspects, fireplace and three radiators.

WC

With a window to the rear aspect. Fitted with a low level wc, wash hand basin and radiator.

Snug
13'9" x 10'5" (4.2m x 3.2m)
With a door to the rear aspect leading to the patio. Stairs to the kitchen.

Kitchen
19'0" x 12'5" (5.8m x 3.8m)
With windows to the side aspects. Fitted with a range of base and eye-level units with worktops over, breakfast bar, a sink and drainer and five burner range cooker with electric ovens and extractor over.

Dining Room
13'1" x 12'1" (4m x 3.7m)
With french doors to the side aspect leading to the rear patio and a window to the rear aspect. Fitted with an electric fireplace and radiator.

Utility Room
With an external door to the side aspect, a window to the front aspect, plumbing for a washing machine, space for tumble dryer and radiator.

First Floor Landing
With windows to the front aspect, stairs to the ground floor and radiators.

Bedroom One
19'0" x 12'3" (5.8m x 3.7m)
With windows to the rear and side aspects and stairs rising to the second floor leading to the dressing room and en-suite.

Bedroom Two
15'10" x 12'9" (4.8m x 3.9m)
With windows to the side aspects, access to the en-suite and radiators.

En-Suite

With a window to the side aspect. Fitted with a low level wc, wash hand basin, shower and radiator.

Bedroom Three
13'11" x 10'4" (4.2m x 3.1m)
With a window to the rear aspect, including a range of fitted wardrobes and radiator.

Bedroom Four
10'2" x 9'2" (3.1m x 2.8m)
With a window to the side aspect, fitted wardrobe and radiator.

Bedroom Five
10'2" x 9'2" (3.1m x 2.8m)
With windows to the front and side aspects and radiator.

Bathroom
With a window to the rear aspect. Fitted with a low level wc, bidet, wash hand basin, panelled bath and walk in shower.

Dressing Room
With a window to the side aspect, a range of fitted wardrobes and stairs leading to the first floor.

En-Suite
Fitted with a low level wc, wash hand basin, shower and radiator.

Outside
To the front of the property there is large driveway for multiple vehicles.
To the rear of the property is an enclosed south facing garden, mature shrubs and patio.

Agents Note
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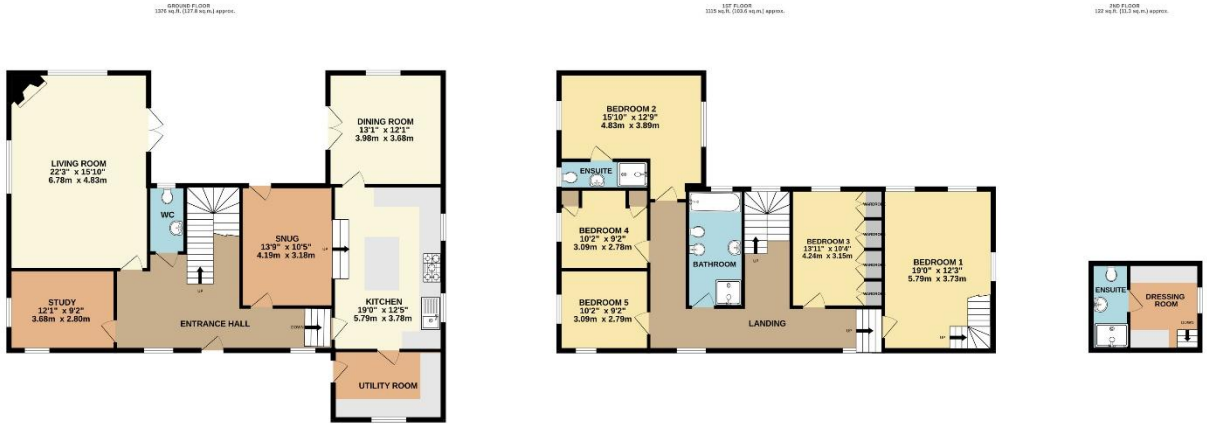
Floorplan



FLOORPLAN

TOTAL FLOOR AREA : 2612 sq.ft. (242.7 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.
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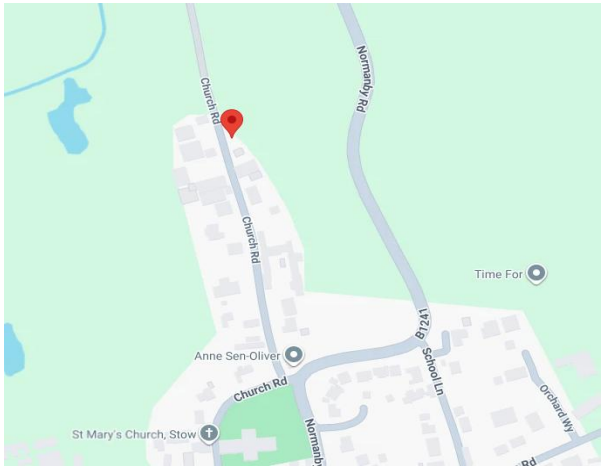

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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