NEWTON FALLOWELL



Bradway, Sturton by Stow

3 1 1

£235,000

- Detached Bungalow
- Three Bedrooms
- Modern Bathroom
- Spacious Driveway
- Enclosed Rear Garden
- Popular Village Location
- Freehold
- EPC Rating D







A well presented three bedroom detached bungalow, pleasantly situated within the popular village of Sturton by Stow. The property benefits from a spacious driveway providing ample off road parking, together with a carport and garage, while to the rear is an attractive enclosed lawned garden.

Ideally positioned for village life, the property is within walking distance of a good range of local amenities, including a Co-op convenience store, village shop, cafe, public house, primary school, preschool, village hall, recreation ground and children's play areas. Sturton by Stow also offers convenient road connections towards Lincoln, Gainsborough and nearby Saxilby.

The accommodation on offer comprises Kitchen Diner, Lounge, Three Bedrooms and Family Bathroom. Externally the property offers off road parking for up to six cars, carport and garage to the front. To the rear there is an enclosed lawned garden and patio area.

The property further benefits from Gas Central Heating and uPVC Double Glazing throughout.

Kitchen

11'9" x 10'5" (3.6m x 3.2m)

With the entrance door and windows to the front and side aspects. Fitted with a range of wall and base units with worktops over, oven and hob with extractor hood, sink with drainer unit and space and plumbing for washing machine.









Living Room
15'10" x 10'1" (4.8m x 3.1m)
With a window to the front aspect and radiator.

Bedroom One
10'5" x 10'2" (3.2m x 3.1m)
With a window to the rear aspect and radiator.

Bedroom Two
10'2" x 8'2" (3.1m x 2.5m)
With a window to the rear aspect and radiator.

Bedroom Three
7'3" x 6'10" (2.2m x 2.1m)
With a window to the side aspect and radiator.

Bathroom
7'4" x 6'2" (2.2m x 1.9m)
With a window to the side aspect, low level wc, wash hand basin, Jacuzzi style bath with shower over and radiator.

Outside
To the front of the property is a lawned garden, detached single driveway and path leading to the entrance door. To the rear of the property is an enclosed garden and patio.

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

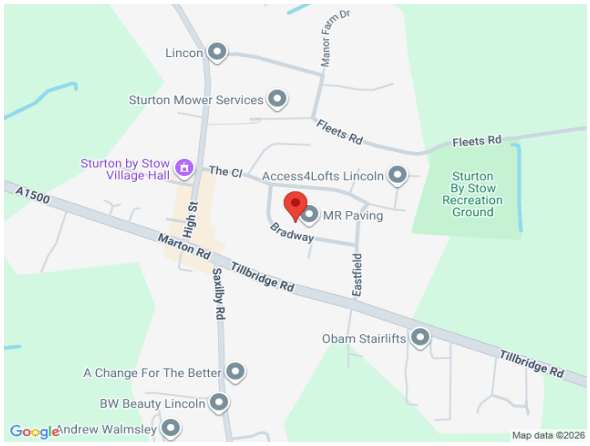
GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.

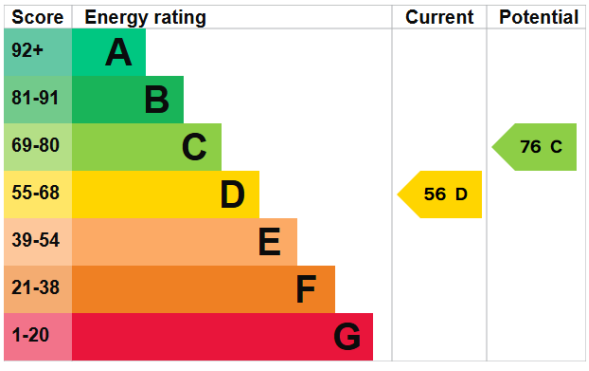


FLOORPLAN

TOTAL FLOOR AREA : 599 sq.ft. (55.7 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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