



4 Ashfield

Sturton By Stow, Lincoln, LN1 2BN



Book a Viewing!

£159,950

Two-bedroom mid-terraced home offered for sale with no onward chain and fantastic potential for modernisation. An excellent opportunity for first-time buyers or investors looking to put their own stamp on a property, with the added benefit of two allocated parking spaces and a low-maintenance garden.





LOCATION

Ashfield is situated within the popular village of Sturton By Stow, offering a pleasant village setting whilst remaining conveniently positioned for access to both Lincoln and Gainsborough. The village benefits from a range of everyday amenities, including a Co-op Food store and Sturton By Stow Primary School, both of which are within easy walking distance of the property. The location is particularly well suited to those looking to enjoy village living whilst remaining within approximately a 15-minute drive of both Lincoln and Gainsborough, providing access to a wider range of shopping, leisure and transport facilities.





ACCOMMODATION

LOUNGE

13' 9" x 12' 9" (4.19m x 3.89m) A comfortable reception room with window to the front aspect, radiator, stairs rising to the first floor landing and an electric fire with mantel surround.

KITCHEN/DINER

12' 9" x 9' 4" (3.89m x 2.84m) Fitted with a range of wall-mounted cupboards and base units with complementary work surfaces and tiled splashbacks. The kitchen incorporates a gas hob with extractor over, electric oven, space for a fridge/freezer, ample room for a family dining table, laminate flooring, radiator and a window overlooking the rear garden.



UTILITY ROOM

A useful separate utility space fitted with additional worktop space and storage units. There is plumbing and space for a washing machine, a 1½ bowl sink with mixer tap, a wall-mounted boiler, laminate flooring continues through from the kitchen, window and a rear door provides access to the garden.

FIRST FLOOR LANDING

Providing access to both bedrooms and the family bathroom. The landing also benefits from a built-in airing cupboard housing the hot water cylinder and access to the loft space.



BEDROOM 1

12' 9" x 9' 10" (3.89m x 3m) A generous front facing double bedroom with window to the front aspect, radiator and useful built-in wardrobe storage.

BEDROOM 2

10' 1" x 6' 5" (3.07m x 1.96m) A further double bedroom with window overlooking the rear aspect, radiator and built-in cupboard storage.

BATHROOM

With a three-piece suite comprising panelled bath with hot and cold taps, WC and wash hand basin with vanity storage, tiled splashbacks, radiator, extractor and a frosted window.



OUTSIDE

The property benefits from an enclosed and relatively low-maintenance rear garden incorporating lawned and gravelled areas, together with access to a communal passageway. To the front there is a lawned garden with pathway leading to the covered entrance porch. The property also benefits from two off-road parking spaces, a valuable feature for a property of this type.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

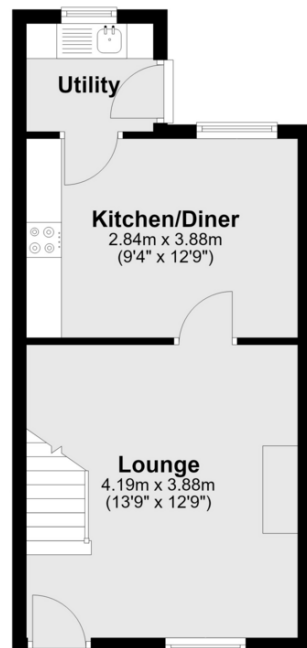
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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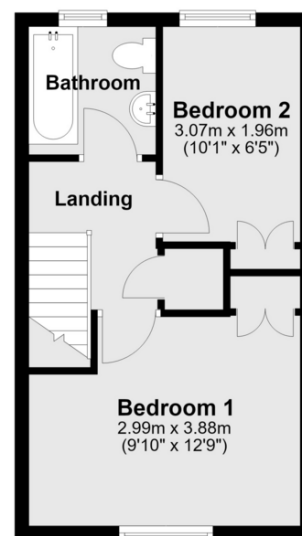
Ground Floor

Approx. 30.6 sq. metres (329.6 sq. feet)



First Floor

Approx. 27.6 sq. metres (297.5 sq. feet)



Total area: approx. 58.3 sq. metres (627.1 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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