



Appletree Cottage, 4 Sturton Road, Stow, Lincoln, LN1 2DA



Book a Viewing!

£325,000

A three bedroomed cottage of character situated in the popular village of Stow. The property has been well-maintained by the current owners and offers internal accommodation to comprise of Lounge with log burner, Dining Room, fitted Kitchen, Utility Room, Breakfast Room and a large First Floor Landing leading to three well-appointed Bedrooms and a Family Bathroom. Outside there are cottage style planted gardens to the front with a wrought iron fence and a path to the front door. To the side there is gravelled driveway providing ample off road parking for several vehicles and gated access to the rear of the property where there are further cottage style gardens, paved seating areas, lawned garden, flowerbeds and outbuildings (previously used as a dog kennel). The property is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is located within the popular village of Stow, conveniently located between Gainsborough and Lincoln. A small range of local amenities area available within the village of Stow and neighbouring villages of Sturton By Stow, Ingham and Saxilby. A full range of services and facilities are available in Lincoln City Centre and Gainsborough Town Centre.



ACCOMMODATION

INNER HALLWAY

With solid wooden door to the front aspect, stairs to the first floor landing and wooden doors to the lounge and dining room.

LOUNGE

12' 1" x 12' 11" (3.70m x 3.94m) With double glazed window to the front aspect, radiator, wooden flooring, brick fireplace with log burner and beams to the ceiling.

DINING ROOM

12' 0" x 12' 11" (3.67m x 3.96m) With double glazed windows to the front and side aspects, radiator, fireplace with marble hearth and wooden surround and beams to the ceiling.



KITCHEN

6' 10" x 12' 11" (2.10m x 3.96m) With double glazed window to the rear aspect, fitted with a range of base units and drawers with work surfaces over, circular sink unit and drainer with mixer tap, integral oven, five ring gas hob with extraction above, wall mounted cupboards with complementary tiling below, under stairs storage cupboard and door to the utility room.

UTILITY ROOM/PANTRY

6' 10" x 5' 7" (2.10m x 1.71m) With tiled flooring, double glazed window to the rear aspect, work surface, spaces for washing machine and fridge freezer, wall mounted gas central heating boiler and shelving.



BREAKFAST ROOM/ HOME OFFICE

6' 10" x 9' 6" (2.10m x 2.91m) With double glazed window to the rear aspect, door to the rear garden, radiator and tiled flooring.

FIRST FLOOR LANDING

With double glazed window to the rear aspect with views over the garden, a radiator and doors to three bedrooms and the bathroom.



BEDROOM 1

12' 2" x 12' 10" (3.73m x 3.92m) With double glazed window to the front aspect, fitted wardrobe, radiator and over stairs storage cupboard.

BEDROOM 2

12' 2" x 12' 10" (3.73m x 3.93m) With double glazed window to the front aspect and radiator.

BEDROOM 3

6' 8" x 9' 10" (2.04m x 3.01m) With double glazed window to the rear aspect, fitted wardrobe and radiator.



BATHROOM

6' 8" x 9' 3" (2.05m x 2.83m) With double glazed window to the rear aspect, suite to comprise of corner bath with shower attachment, separate shower cubicle, WC and wash hand basin, partly tiled walls, towel radiator and extraction fan.

OUTSIDE

To the front of the property there is a wrought iron fence, path to the front door and cottage style planted gardens. To the side there is a large gravelled driveway providing ample off road parking. To the rear of the property there is a paved seating area, flowerbeds, mature shrubs, orchard with apple trees and gated access to the kennels with a run and a brick outbuilding (previously used for wood storage).



WEBSITE

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RCS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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

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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

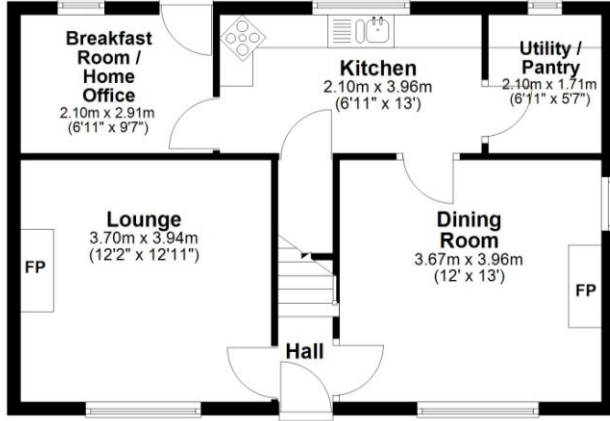
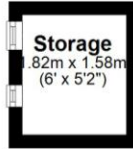
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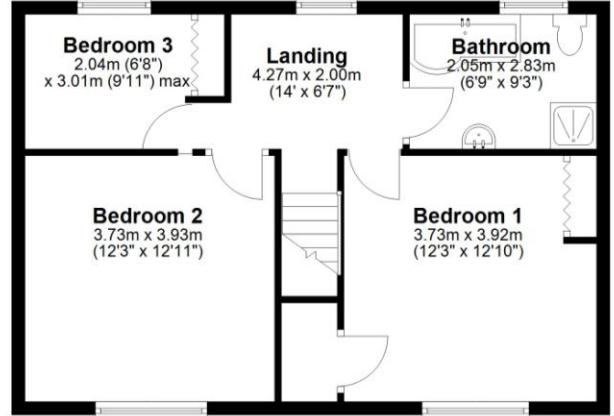
Ground Floor

Approx. 54.5 sq. metres (586.9 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.4 sq. feet)



Total area: approx. 106.2 sq. metres (1143.3 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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