



**16a Tillbridge Road**

Sturton By Stow, Lincoln, LN1 2BP



Book a Viewing!

**£290,000**

A larger than average extended and completely refurbished four bedroom semi-detached dormer bungalow. The property has internal accommodation to comprise of modern fitted Kitchen, Lounge Diner, Study, Utility Room, Shower Room, Ground Floor Bedrooms and stairs rising to a First Floor Landing giving access to three further Bedrooms and Bathroom. Outside there is off-street parking to the front and to the rear there is a newly laid paved seating area, lawned gardens, flowerbeds and a garden shed.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – B**

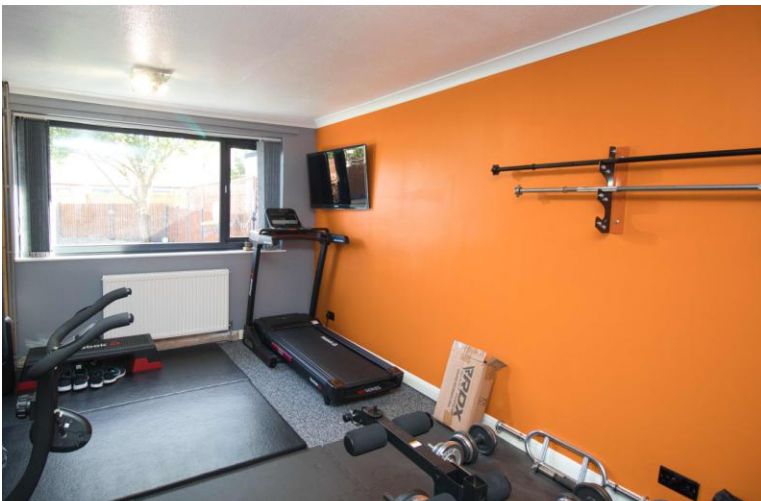
**LOCAL AUTHORITY –** West Lindsey District Council

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

#### **LOCATION**

Sturton by Stow is located approximately 9 miles north west of Lincoln City Centre. The property has access to a small range of local amenities within the village including a shop, primary schools, public house, newsagent/convenience store, a new Co-op and a village cafe (Tillbridge Tasteries). There is a range of further amenities available within the nearby village of Saxilby and Lincoln itself.







#### INNER HALLWAY

With radiator, tiled flooring, radiator and doors to the Shower Room, Utility Room, Study, Ground Floor Bedroom and Lounge Diner.

#### UTILITY ROOM

11' 3" x 8' 5" (3.43m x 2.59m), with UPVC double doors to the rear garden, tiled flooring, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink with glass drainer and mixer tap above, integral wine cooler, spaces for fridge and washing machine, part-tiled walls, radiator and double doors to the garden.

#### STUDY

11' 3" x 8' 5" (3.43m x 2.58m), with UPVC window to the rear, radiator and stairs to First Floor Landing.

#### GROUND FLOOR BEDROOM 2

14' 11" x 10' 5" (4.57m x 3.20m), with UPVC window to the rear aspect and radiator.

#### LOUNGE/DINER

18' 6" x 19' 5" (5.64m x 5.92m), with UPVC full height window to the front aspect, tiled flooring, space for a dining table and a carpeted lounge area with log burner, tiled hearth and surround, radiators and door to the Kitchen.

#### KITCHEN

12' 4" x 8' 3" (3.77m x 2.54m), with UPVC double doors to the rear garden, tiled flooring, fitted with a range of modern base units and drawers with work surfaces over, composite sink and drainer with mixer tap, integral dishwasher, integral fridge and freezer, integral oven and grill, four ring induction hob with extraction above, wall-mounted cupboards with complementary tiling below, LED spotlights to the ceiling and radiator.

#### SHOWER ROOM

5' 9" x 8' 3" (1.77m x 2.54m), with UPVC window to the side aspect, tiled flooring, tiled walls, suite to comprise of shower, WC and wash hand basin, vanity cupboard and chrome towel radiator.

#### FIRST FLOOR LANDING

With Velux window to the rear aspect and doors leading to three Bedrooms and Bathroom.

#### BEDROOM 1

20' 2" x 10' 4" (6.15m x 3.16m), with Velux windows to the front and rear aspects, radiator, fitted cupboard and shelving.

#### BEDROOM 3

10' 11" x 9' 10" (3.34m x 3.01m), with Velux window to the front aspect and radiator.





#### BEDROOM 4

8' 10" x 9' 10" (2.7m x 3.01m), with Velux window to the rear aspect and radiator.

#### BATHROOM

6' 10" x 6' 6" (2.10m x 1.99m), with Velux window to the front aspect, tiled walls, suite to comprise bath with shower over, WC and wash hand basin and chrome towel radiator.

#### OUTSIDE

To the front of the property there is a concrete driveway and gravelled off-street parking via a five bar gated entrance and also giving access a storage area (previously the garage). To the rear of the property there is a paved seating area, lawned garden, flowerbeds and garden shed.

#### STORE

6' 5" x 9' 0" (1.96m x 2.76m)



#### 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](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

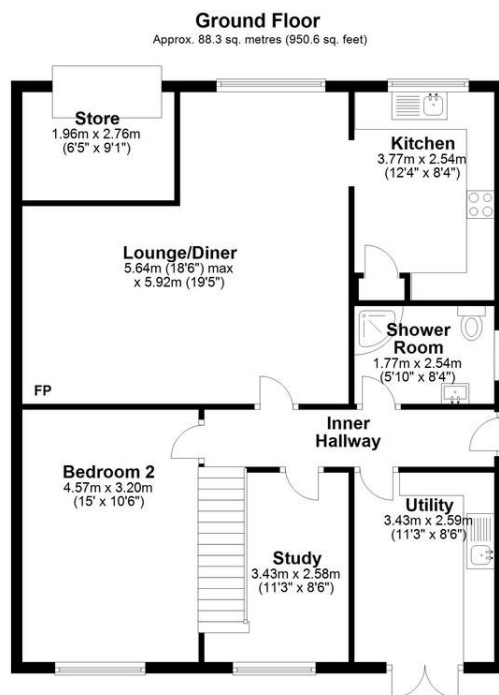
#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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.

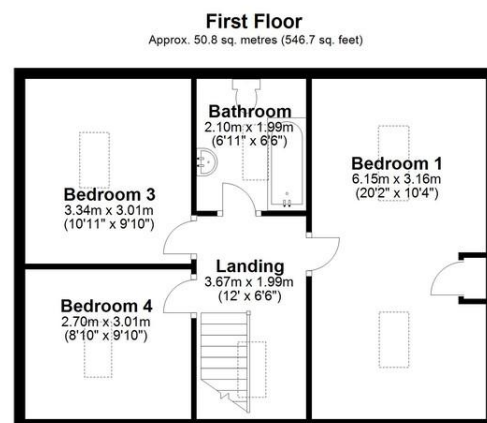
Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

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



Total area: approx. 139.1 sq. metres (1497.3 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.



**29 – 30 Silver Street**  
Lincoln  
LN2 1AS

**22 Queen Street**  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

