



- Semi-Detached Cottage
- Generous Rear Garden
- Detached Garage/Workshop
- Driveway Parking
- Well-Presented Throughout
- Living Room With Multifuel Stove
- Countryside Views
- Viewing Highly Recommended!

Church Road, Stow, LN1 2DE
£280,000





Starkey&Brown is delighted to offer for sale this charming two-bedroom semi-detached cottage positioned on Church Road in the desirable village of Stow. The property blends original character features as well as modern upgrades, offering a cottage charm with practical living. Accommodation comprises a utility space, a recently upgraded kitchen-diner leading to a living room featuring a multi fuel stove. Rising to the first floor, there are two bedrooms and a three-piece shower room. Both bedrooms have attractive countryside views. Further benefits of the property include uPVC double-glazing and gas central heating throughout. Externally, to the front of the property, there is off-street parking which extends to the side of the property. To the rear of the property, there is a generous plot with a combination of lawned area, concrete laid seating space - ideal for relaxing. Access to the carport and a workshop with electricity and power. The village of Stow has a public house, and convenient road links, making it ideal for seeking a village lifestyle. Nearby amenities can be found in the neighbouring village of Gainsborough. Council tax band: B. Freehold.



uPVC door leading to:

Utility Room

10' 10" x 8' 10" (3.30m x 2.69m)

Base and wall units with counter worktops, a uPVC double-glazed window to the rear and side aspects, a radiator, and a wall-mounted boiler (full service history, fitted 2020), space and plumbing for utility appliances, tiled flooring, built-in storage cupboards, and loft access. Access to:

Kitchen Diner

14' 2" x 12' 0" (4.31m x 3.65m)

Range of wall and base units with countertops, an integrated oven and microwave, 4-ring gas hob with an overhead extractor fan, a ceramic sink with mixer tap, tiled splashback, a uPVC double-glazed window to the side aspect, an integrated fridge freezer, vinyl flooring, a coved ceiling, a radiator, and a staircase rising to the first floor. Double doors leading to:

Living Room

14' 2" x 11' 1" (4.31m x 3.38m)

Having a uPVC double-glazed window to the front aspect, laminate flooring, a multifuel stove (chimney swept), an exposed brick wall, a radiator, and a coved ceiling.

First Floor Landing

Carpeted, loft access, and a coved ceiling. Access to bedrooms and the shower room.

Bedroom 1

14' 2" x 11' 1" (4.31m x 3.38m)

Having a uPVC double-glazed window to the front aspect, a radiator, carpeted, and a coved ceiling.

Bedroom 2

12' 0" x 6' 0" (3.65m x 1.83m)

Having a uPVC double-glazed window to the rear aspect, carpeted, coved ceiling, and a radiator.

Shower Room

Three-piece suite comprising a walk-in shower cubicle, a wash hand basin with under storage, a low-level WC, a storage cupboard, a radiator, a uPVC double-glazed window to the rear aspect, a wall-mounted storage cupboard, and partially tiled walls.

Outside Front

Lawned area, shrubs, walled perimeter, and driveway parking. Further access to additional parking and access to the garage.

Outside Rear

Private and enclosed, generous lawned area, concrete seating area, plants and shrubs, and a feature pond with fish. Second outbuilding, currently used as a wood shed/store. Access to the carport. Further access to the workshop/garage.

Workshop/Garage

13' 8" x 12' 3" (4.16m x 3.73m)

Double doors, power, and electrics.

Agents Note

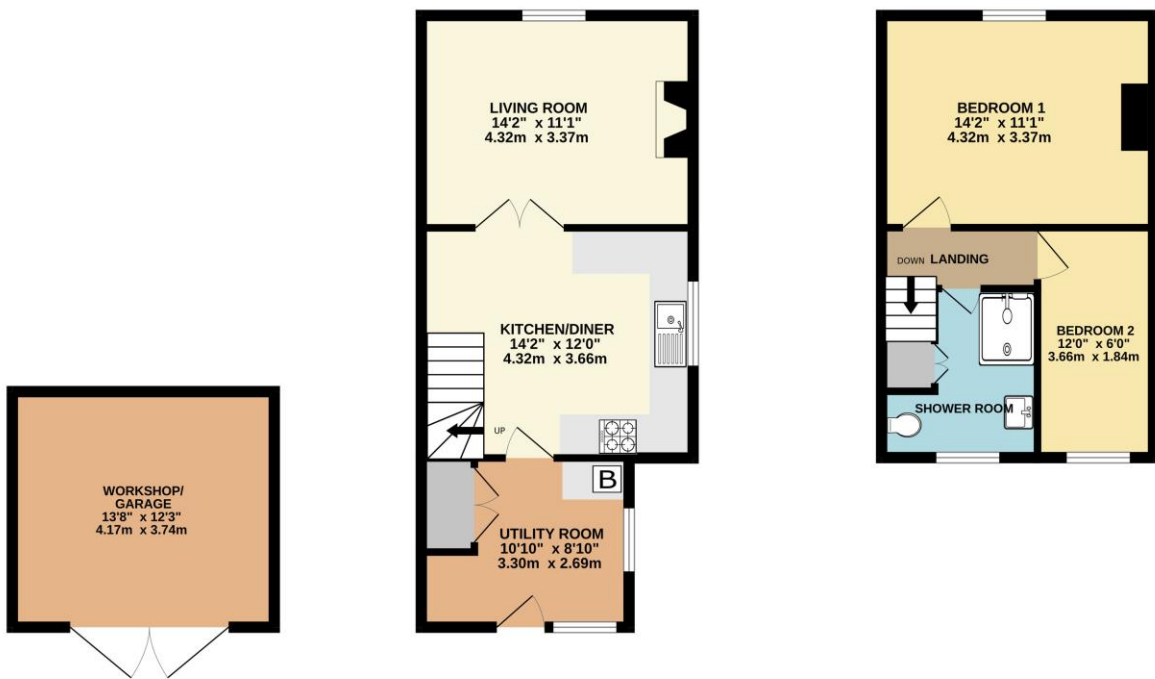
The property is on a shared septic tank with the neighbouring property. No access onto the farm track. Please contact Starkey&Brown for more information.





GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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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The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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