



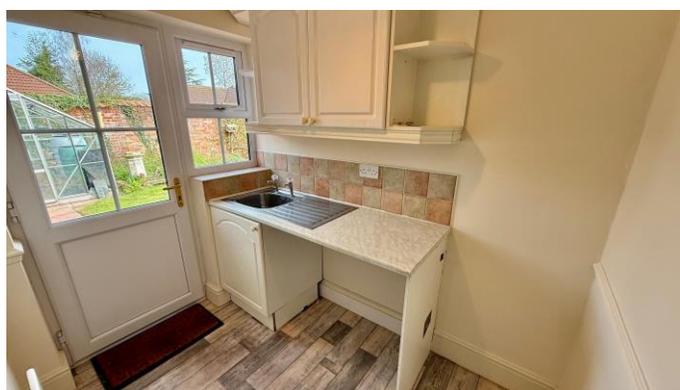
- Substantial, Well Maintained Bungalow
- Popular Village Location
- Approx 1763 Sq. Ft (including garage)
- Versatile Accommodation
- Four Bedrooms, Master En-Suite
- Driveway & Double Garage
- Walled, Private Garden
- NO CHAIN!

Village Farm Drive, Sturton By Stow, LN1 2AY
£395,000





Starkey&Brown are delighted to offer for sale this substantial and very well maintained bungalow, located within the popular village of Sturton by Stow. The accommodation spans approximately 1,763 sq. ft (including the garage) and offers versatile living space on an impressive walled plot that offers a high degree of privacy. Accommodation briefly comprises spacious entrance hallway 19' max lounge with bay window and wood burner fireplace, separate dining room (potential office or snug), conservatory which leads off the master bedroom, 13' kitchen, utility, four well proportioned bedrooms (bedroom 4 suitable as a study), with ensuite to the master bedroom and a separate bathroom. Outside the property benefits from a block paved driveway with comfortable parking space for three cars, a double garage, and a generous established garden predominantly enclosed by brick wall and not directly overlooked. The property is being offered for sale with NO CHAIN, call today to view! Council tax band: D. Freehold.



Entrance Hallway

Having a part-glazed composite front entrance door, two radiators, a coved ceiling, a large cloak cupboard, a large airing cupboard housing a hot water cylinder, access to a part boarded loft with a loft ladder and lighting.

Lounge

19' 0" into bay x 13' 2" (5.79m x 4.01m)

Having a large walk-in bay window to the front aspect, a feature cast-iron log burner fireplace with tiled hearth and wooden surround, two radiators, and a coved ceiling.

Dining Room/Bedroom

13' 3" x 9' 7" (4.04m x 2.92m)

Having a radiator and a coved ceiling.

Kitchen

13' 0" x 9' 7" (3.96m x 2.92m)

Having a range of matching wall and base units, corner display shelving, one and a half bowl single drainer stainless steel sink unit with mixer tap over and tiled splash backs, built-in oven, hob and a cooker hood, plumbing for a dishwasher, wood effect vinyl flooring and a radiator.

Utility

7' 5" x 5' 7" (2.26m x 1.70m)

Having a single drainer stainless steel sink unit with tiled splash backs and base unit beneath, plumbing for a washing machine, space for a fridge freezer, wood-effect vinyl flooring, a radiator, and a uPVC door leading to the garden.

Master Bedroom

13' 0" max x 12' 0" max (3.96m x 3.65m)

Having a box bow window to the side aspect, a range of fitted wardrobes with matching bedside cabinets and a bridging unit, a radiator, and a heated towel rail. Door leading into conservatory.

En-Suite

Having a three-piece suite comprising a corner shower cubicle with mains-fed rainfall shower and additional handheld shower, a wash hand basin set in a vanity unit, a low-level WC, a ceramic tiled floor, a heated towel rail, downlights, and an extractor.

Conservatory

13' 4" x 10' 7" max (4.06m x 3.22m)

Being of uPVC construction with a brick base and ceramic tiled floor, wall light, and French doors onto the garden.

Bedroom 2

13' 0" x 9' 5" (3.96m x 2.87m)

Having a radiator.

Bedroom 3

12' 4" x 9' 9" (3.76m x 2.97m)

Having a radiator.

Bedroom 4

10' 2" x 7' 6" (3.10m x 2.28m)

Having a radiator.

Bathroom

Having being refurbished approxiamtly 2021. Having a three-piece suite comprising a panelled bath with mains-fed rainfall shower and additional handheld shower over, a wash hand basin set in a vanity unit, a low-level WC, a ceramic tiled floor, a heated towel rail, fully tiled walls, downlights, and an extractor.

Outside Front

To the front of the property, there is a lawned garden area with outside lighting, a triple-width block-paved driveway giving access to a double garage, storm porch leading to the front entrance door. Double wooden gates at the side leading to the rear garden.

Double Garage

17' 10" x 16' 7" (5.43m x 5.05m)

Having a remote control roller shutter door, power and light, a wall-mounted Ideal central heating boiler, access to the roof space, a window overlooking the garden, and a door leading to the garden.

Outside Rear

To the rear of the property there is an established and generous sized garden which offers an excellent degree of privacy, being predominately enclosed by a brick wall and being mainly laid to lawn with a wide variety of flowers, plants and shrubs, large patio area, additional block paved patio area with pergola over, green house, outside lighting and a cold water tap.

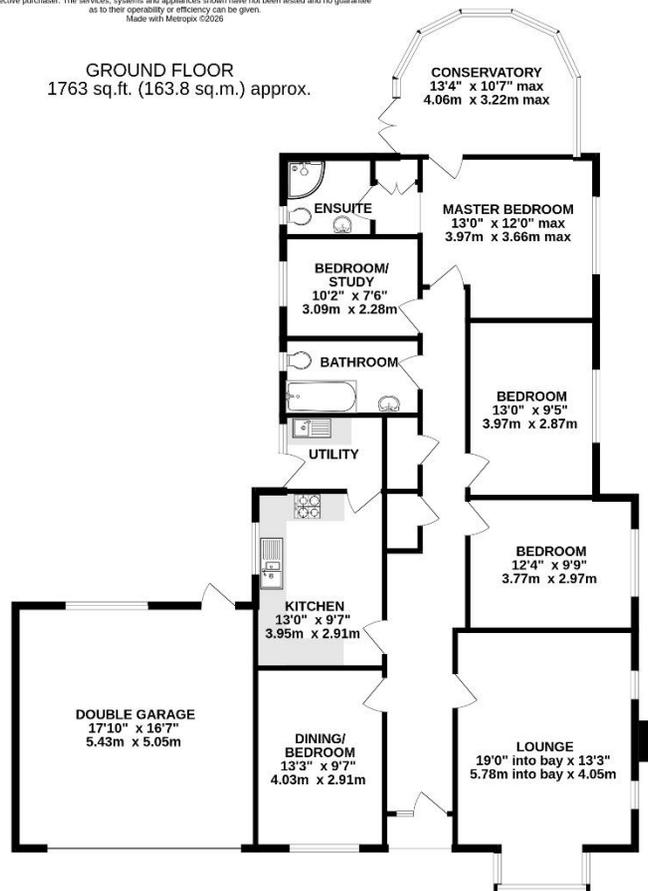




TOTAL FLOOR AREA: 1763 sq.ft. (163.8 sq.m.) approx.

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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GROUND FLOOR
1763 sq.ft. (163.8 sq.m.) approx.



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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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