



## The Beeches, Sturton by Stow



**£159,950**

- Semi-Detached House
- Two Bedrooms
- Modern Kitchen Diner
- Driveway
- NO ONWARD CHAIN
- Popular Location
- Freehold
- EPC Rating C



Well presented TWO BEDROOM Semi-Detached house, located in the sought after village of Sturton By Stow. The property is being sold with NO ONWARD CHAIN and has been modernised throughout by the current owner. The property also offers excellent road connections to both Lincoln and Gainsborough.

The property comprises Entrance Porch, Lounge and Kitchen Diner to the ground floor. To the first floor there Two Bedrooms and Family Bathroom. Outside the property to the front there is a gravel driveway with room for up to three cars. To the rear of the property there is an enclosed lawned garden with patio area and shed.

The property also benefits from Gas Central Heating and uPVC Double Glazing throughout.

### Entrance Porch

External door to front aspect.

### Lounge 3.95m x 3.96m (13'0" x 13'0")

Window to front aspect and radiator.

### Kitchen diner 3.95m x 2.7m (13'0" x 8'11")

Window and external door to rear aspect. Fitted with a range of modern wall and base units with worktops over, sink with drainer, four burner gas hob, single electric oven, space and plumbing for washing machine, space for fridge freezer and radiator.





### Landing

Access to roof space and airing cupboard.

### Bedroom One 3.95m x 4.06m (13'0" x 13'4")

Window to front aspect and radiator.

### Bedroom Two 2.12m x 2.8m (7'0" x 9'2")

Window to rear aspect and radiator.

### Bathroom

Window to rear aspect and fitted with panel bath with shower over, wash hand basin, low level WC and radiator.

### Outside

To the front of the property there is a lawned garden and gravel driveway with room for upto three cars. To the rear of the property there is an enclosed lawned garden with patio area and shed.

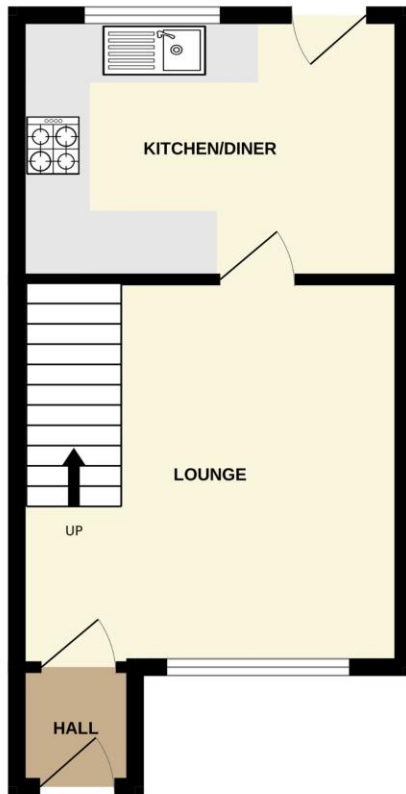
### Agent Note

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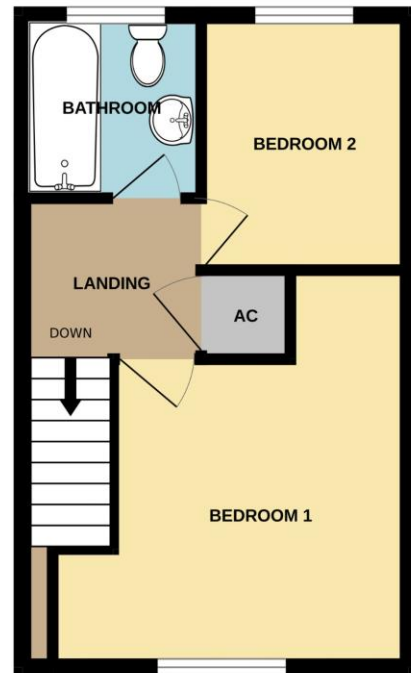




GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.

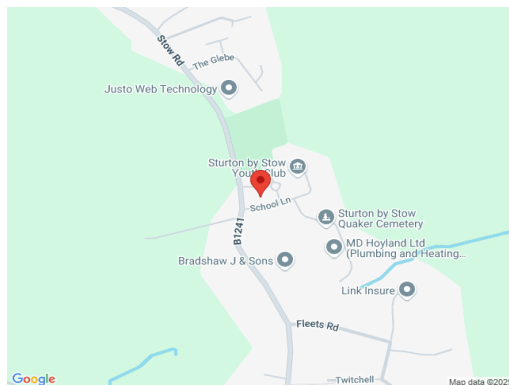


1ST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.1 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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