



- Detached Family Home
- Four Bedrooms & Study
- Double Garage
- Sought After Village Location

- Open Field Views
- Sunroom With Stunning Rear Views
- Well-Presented Throughout
- Ample Parking Driveway

Ashfield, Sturton By Stow, LN1 2BN
£425,000





Starkey&Brown is delighted to present this four bedroom detached family home positioned within the popular village of Sturton-By-Stow. The property enjoys a peaceful village setting and beautiful open field views to the rear and offers spacious and well-balanced living ideal for families. Accommodation briefly comprises a welcoming entrance hall, living room flowing into the dining room creating a perfect space for entertaining. Sun room which overlooks the rear garden and takes full advantage of the open field views. Kitchen/breakfast room, a separate utility room and a versatile study - ideal working space or additional reception space and a downstairs WC. Rising to the first floor there are four well-proportioned bedrooms, with the master bedroom benefitting from an en-suite shower room, alongside a family bathroom. Externally the property benefits from a double garage and a substantial driveway providing ample off street parking. The village of Sturton-By-Stow is a highly regarded village offering a wide range of local amenities including Ofsted 'good' primary school, Co-op Food Store, a pub, a very popular village hall and regular transport links to Lincoln and Gainsborough. Viewing is highly recommended to fully appreciate the property being offered for sale. Council tax band: E. Freehold.



uPVC composite door leading into:

Entrance Hall

Carpeted, a radiator, a uPVC window to the front aspects, a staircase to the first floor, an understairs storage cupboard, an additional storage cupboard, and coving. Access to:

Living Room

14' 7" x 11' 3" (4.44m x 3.43m)

Having a uPVC double-glazed window to the front aspect, laminate flooring, a radiator, a coved ceiling, and a gas fireplace with a mantle. Open access to:

Dining Room

11' 3" x 9' 9" (3.43m x 2.97m)

Having sliding uPVC doors to the sun room, laminate flooring, a radiator, and coving. Access to:

Sun Room

16' 2" x 12' 6" (4.92m x 3.81m)

Having uPVC double-glazed windows to the rear with field views, tiled flooring, and uPVC double doors to the rear.

Kitchen/Breakfast Room

14' 6" x 9' 11" (4.42m x 3.02m)

A range of wall and base units with countertops, an integrated electric oven with 4-ring electric hob with an overhead extractor fan, tiled splash backs, space and plumbing for a dishwasher, a stainless steel sink with mixer tap, uPVC double-glazed window to the front and side aspects, space for a fridge, and vinyl flooring. Access to:

Utility Room

A uPVC door leading to the rear, internal door leading to the double garage, a stainless steel sink with mixer tap, a base unit with a worktop, a uPVC double-glazed window to the side aspect, an extractor fan, a tiled splashback, vinyl flooring, and a wall-mounted combi boiler - 3 years old and serviced annually with 7 year warranty, a radiator, space and plumbing for a washing machine and a freezer.

Study

9' 11" x 9' 10" (3.02m x 2.99m)

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

WC

Low-level WC, wash hand basin with storage beneath, a frosted double-glazed window to the rear, and a radiator.

First Floor Landing

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, a storage cupboard, and loft access.

Bedroom 1

11' 9" x 11' 3" (3.58m x 3.43m)

Having a uPVC double-glazed window to the rear, carpeted, a radiator, twelve drawer fitted unit, a storage wardrobe, and overbed storage cupboards. Access to:

En-Suite

Three-piece suite comprising a walk-in shower cubicle, a low-level WC, a wash hand basin with understorage, a frosted double-glazed window to the side aspect, vinyl flooring, chrome radiator/towel rail, partially tiled walls, an extractor fan, and LED lighting.

Bedroom 2

10' 5" x 10' 1" (3.17m x 3.07m)

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

Bedroom 3

11' 3" x 9' 2" (3.43m x 2.79m)

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

Bedroom 4

10' 1" x 8' 11" (3.07m x 2.72m)

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

Family Bathroom

Three-piece suite comprising panelled bath with overhead shower, low-level WC, a wash hand basin with understorage, a frosted double-glazed window to the rear, partially tiled walls, an extractor fan, LED lighting, wall-mounted LED mirror, laminate flooring, and a chrome radiator/towel rail.

Outside Front

Block paved drive, gated access to the side of the property, lawned and orchard area. Access to:

Double Garage

17' 9" x 16' 10" (5.41m x 5.13m)

One electric door and a second up-and-over door, partially floored loft storage, power, and electric. Integral door to the rear.

Outside Side

Parking for a caravan/work van behind lockable gates.

Outside Rear

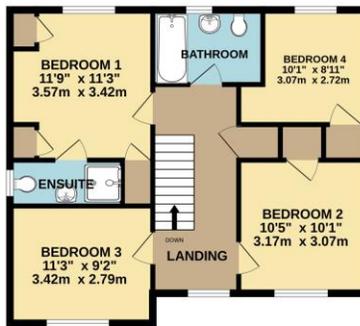
Beautiful field views, mostly laid to lawn with patio area, mature shrubs and hedges, access to both sides, and a timber-built shed.





GROUND FLOOR
1238 sq.ft. (115.0 sq.m.) approx.

1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1884 sq.ft. (175.1 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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