



Wolds View Station Road, Sturton

Fixed Price **£145,000**



Wolds View Station Road

Sturton, Brigg

A superb opportunity to acquire a semi detached cottage with open views towards The Lincolnshire Wolds. Offered with the benefit of no upward chain this stone fronted home is surprisingly well proportioned and includes a generous forward facing lounge with feature fireplace, separate dining room which could be suited to a variety of uses and well appointed L shaped kitchen . A traditionally appointed bathroom completes the ground floor. To the first floor the large forward facing double bedroom enjoys stunning views across open fields and the rear bedroom overlooks the gardens. The home hobbyist is well catered for by the large timber workshop and the Vendors are currently installing a drop down kerb to allow for the creation of a drive and reception parking. Early viewing is considered essential.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Upward Chain
- Open views to the front.
- Character cottage
- Large Workshop.
- Potential Parking
- Council Tax Band A





Lounge

14' 1" x 10' 7" (4.29m x 3.23m)

A generous forward facing room enjoying views across farmland towards the Lincolnshire Wolds and including a feature fireplace with inset pebble effect electric fire.

Dining Room

10' 2" x 9' 5" (3.10m x 2.86m)

A multi-use side facing room with fitted display shelving, feature fireplace, deep store cupboard and cottage stair to the first floor.

Kitchen

13' 8" x 12' 10" (4.17m x 3.92m)

A L shaped, dual aspect room well appointed with a range of high and low white fronted units and light grey worktops with stainless steel sink unit, free standing cooker, plumbing for an automatic washing machine, space for under the counter refrigerator, tiled splash areas, wall mounted gas fired heating boiler and side entrance door.

Bathroom

8' 2" x 6' 9" (2.48m x 2.06m)

Appointed with a suite in white to include a bath with electric shower over, pedestal wash hand basin, low flush wc, part tiled walls and extractor fan.



**Landing**

A concealed stair case leads past display/store areas to the first floor.

Bedroom 1

14' 2" x 10' 6" (4.33m x 3.20m)

A delightfully lit forward facing double rooms with open views.

Bedroom 2

10' 3" x 9' 5" (3.13m x 2.88m)

A further double bedroom overlooking the rear gardens.

GARDEN

The property is fronted by wrought iron railing and there is a neat side lawn which is accessed over a newly formed tarmacadam reception drive. Pathways allow access to the rear of the home where a concrete patio opens to a further lawn with mature magnolia. The home is completed by a large timber workshop.

BUYERS AML FEES AND PRE-PURCHASE CHECKS

Agents are required by law to conduct anti-money laundering checks on all those buying a property. These searches are outsourced to a partner supplier HIPLA who will contact you once you have had an offer accepted on a property you wish to buy. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which may be required. A fee of £20 + VAT per purchaser will need to be paid by you in advance of the office issuing a memorandum of sale.

We will receive a portion of the fee to cover the administration of this process.

We will also require proof of fund availability to purchase the property prior to issuing a memorandum of sale.



Ground Floor



First Floor





Newton Fallowell Brigg

Newton Fallowell Estate Agents, 2 Wrawby Street – DN20 8JH

01652 783030 • brigg@newtonfallowell.co.uk • www.newtonfallowell.co.uk/

BUYERS AML FEES AND PRE-PURCHASE CHECKS are required by law to conduct anti-money laundering checks on all those buying a property. These searches are outsourced to a partner supplier HIPLA who will contact you once you have had an offer accepted on a property you wish to buy. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which may be required. A fee of £20 + VAT per purchaser will need to be paid by you in