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# The Gables
# Saxilby Road
# Sturton By Stow

## Offers Around £325,000

A fine Period Detached Family Home situated in sought-after non-estate position within the popular village of Sturton by Stow. The property offers spacious living accommodation briefly comprising; Entrance Porch, Main Reception Hall, Lounge, Dining Room, Study, Fitted Kitchen & Dining/Breakfast Area and Downstairs Shower Room, First Floor Landing leading to Three Double Bedrooms, Dressing Area/Nursery and Family Bathroom. The property is situated on a large, mature plot within the village and in the Agent's opinion, offers potential to extend the living accommodation further subject to the necessary permissions. The property further benefits from oil-fired central heating and viewing is highly recommended to appreciate the potential this property offers.

**Location** Sturton by Stow is a popular village situated to the North East of the Cathedral City of Lincoln. There are typical village amenities including a primary school, public houses, village shop, village hall, Church, Chapel, bus service and a general recreational sports field.

For more information about Lincoln view our Mundys' Video Guide which can be viewed at:-

http://mundys.net/area-guide/lincoln/

**Directions** Leaving Lincoln via the A15, turn left at the Lincolnshire Showground into Tillbridge Lane (A1500), upon entering the village, Saxilby Road is a turn on your left hand side and the property can be located on the right hand side.

For satellite navigation purposes, please use the postcode LN1 2AB.

Or why not visit our website at http://mundys.net/ and use the 'multi map' facility to see the directions on-line.

**Services** Mains water, electricity and drainage. Oil-fired central heating. Electric cooker.

EPC Energy Rating – D.

**Tenure** Freehold.

**Viewings** By prior appointment through Mundys.

**Note** These Property Particulars were revised on 21st September 2015.

**WEBSITE**

Our detailed website shows all our properties available, and also gives extensive information on all aspects of moving home, local information and lots more. Access on www.mundys-uk.com

**SELLING YOUR HOME - HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring, call in or visit our website for details of all our packages.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, ask for Steven Spivey, MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

If you have any queries with regard to purchase, please ask and we will be happy to assist.

Mundy & Co. makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy & Co. has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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# Accommodation

**Entrance Porch** With uPVC main entrance door and windows.

**Main Reception Hall** With stairs rising to first floor, uPVC window to side elevation with leaded lights, radiator, under-stairs storage area and central heating thermostat.

**Lounge/Sitting Room** Approx. 5.36m x 4.57m (17'7 into bay x 15'0), with uPVC bay window and double patio doors to side elevation, feature fireplace, coving to ceiling, picture rail, three radiators and five wall light points.

**Front Reception Room/Study** Approx. 4.57m x 4.52m (15'0 into alcove x 14'10 plus bay window), with uPVC bay window to front elevation, picture rail, coving to ceiling and two radiators.

**Dining Room** Approx. 5.08m x 4.57m (16'8 x 15'0), with uPVC window to side elevation and radiator.

**Side Entrance Hall** With uPVC side entrance door with inner lobby leading to Shower Room.

**Shower Room** With suite to comprise; fitted shower cubicle, WC, wash basin, tiled floors and uPVC window to rear elevation.

**Fitted Kitchen & Dining Area** Approx. 7.34m x 3.10m (24'1 x 10'2 maximum overall measurements). Kitchen area measures approx. 3.02m x 2.74m (9'11 x 9'0) and Breakfast/Dining Area measures approx. 4.34m x 3.10m (14'3 x 10'2). Fitted with a range of base and wall cupboards, sink unit and drainer, oil-fired central heating boiler, exposed beam, plumbing for washing machine and dishwasher, fitted hob and oven, part-tiled surround, extractor fan, two circular sinks, two uPVC windows to rear elevation and uPVC rear entrance door.

**First Floor Landing** With uPVC window to side elevation, built-in storage area, beams to ceiling, airing cupboard with hot water cylinder and radiator.

**Bedroom 1** Approx. 4.60m x 4.60m (15'1 plus bay x 15'1), with uPVC bay window to side elevation, picture rail, two wall light points, two radiators and feature fireplace.

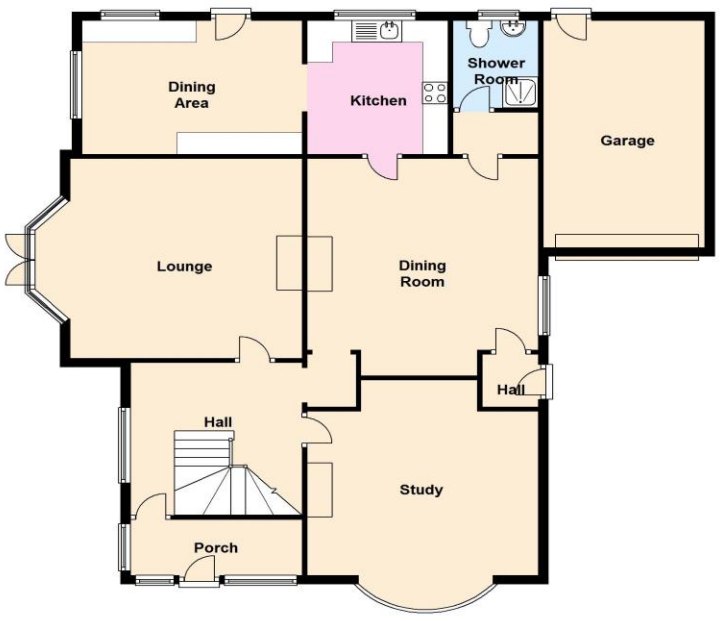
**Bedroom 2** Approx. 4.62m x 3.66m (15'2 into alcove x 12'0), with uPVC window to front elevation, picture rail leading into dressing area/storage area with uPVC window to front elevation.

**Bedroom 3** Approx. 4.62m x 3.15m (15'2 x 10'4), with uPVC window to side elevation and two radiators leading into Dressing Room/Nursery.

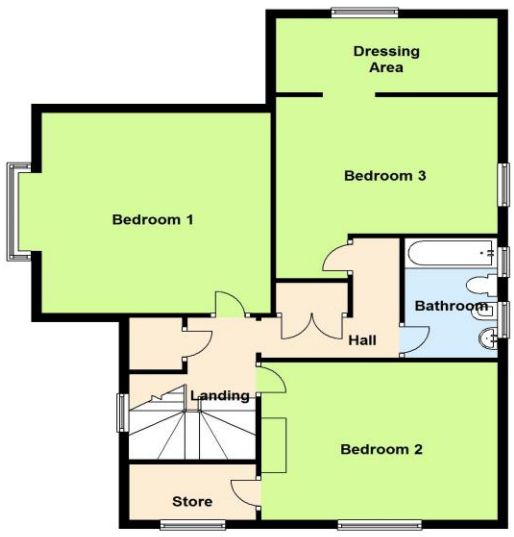
**Dressing Room/Nursery** Approx. 4.60m x 1.68m (15'1 x 5'6 (max excluding sloping ceiling) narrowing to 2'9 to sloping ceiling), with uPVC window to rear elevation.

**Outside** The property is situated on a well-established, large, mature plot. There are extensive lawned gardens to both the front and side with a wide variety of shrubs and conifers. There is a driveway providing off-road parking and access to the garage with door to rear, up-and-over door, light and power. To the rear and side of the property there is a patio area/paved area and outbuilding incorporating garden store and wood store.

**Ground Floor**




**First Floor**




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.
Plan produced using The Mobile Agent.

# Photograph Gallery