



School Lane Farmhouse  
Sturton by Stow, Lincoln

BROWN & CO



# School Lane Farmhouse, School Lane, Sturton by Stow, Lincoln, LN1 2BY

A substantial detached family home occupying a generous plot on a quiet lane within the popular village of Sturton by Stow.

The property comprises of a porch, entrance hall, living room, sitting room, study, garden room, conservatory, kitchen / dining room, utility and WC to the ground floor, along with master bedroom with en-suite, guest bedroom with en-suite, three further bedrooms and a family bathroom.

Outside to the front gated access leads to a driveway providing ample parking and leads to a car port and double garage. To the rear is a large lawned garden with patio and decked seating area, a range of decorative shrubs and borders, vegetable patches, pergola, greenhouse and open-field views.



## ACCOMMODATION

Ground Floor

Entrance Porch

Front entrance door, radiator, door opening into:

Entrance Hall

Stairs rising to first floor, storage cupboard, radiator.

Sitting Room

Double glazed window to front, gas fire with feature fireplace, double doors opening into conservatory, radiator.

Garden Room

Double glazed doors to front and rear, tiled flooring.

Study

Double glazed window to rear, radiator.

Living Room

Double glazed window to front, gas fire inset to feature fireplace, bi-fold doors opening into conservatory, two radiators.

## Kitchen / Dining Room

Double glazed windows to front, side entrance door, bi fold doors opening into conservatory, one and a half stainless steel drainer sink, a range of matching base and eye level storage units, preparation work tops, spaces for Range cooker and American style fridge freezer, integrated dishwasher, tiled splash backs, two radiators.

## Conservatory

Double glazed French doors opening to rear garden, side entrance, tiled flooring, two radiators.

## Utility

Side entrance door, double glazed window to rear, stainless steel drainer sink, matching base and eye level storage units, spaces for washing machine and tumble dryer, wall mounted central heating boiler.

## WC

WC, pedestal wash basin, tiled flooring, radiator.

## First Floor

### Landing

Double glazed window to front, radiator.

## Bedroom One

Double glazed windows to front, side and rear, two radiators.

## En Suite

Double glazed window to rear, walk in shower enclosure, wash hand basin, WC, heated towel rail, tiled walls and flooring.

## Bedroom Two

Double glazed window to front, radiator.

## En Suite

Double glazed window to side, shower cubicle, pedestal wash basin, WC, tiled walls and flooring, radiator.

## Bedroom Three

Double glazed window to front, radiator.

## Bedroom Four

Double glazed window to rear, fitted bedroom furniture, cupboard housing hot water cylinder, shelving, radiator.

## Bedroom Five

Double glazed window to rear, storage cupboard, double fitted wardrobes, light tube, radiator.



## Bathroom

Double glazed window to rear, bath with wall mounted shower unit over and glazed shower screen, WC, wash basin, heated towel rail, tiled flooring.

## Outside

To the front is a lawned garden and gated access leading to a driveway, double garage and carport. To the rear is a large lawned garden which enjoys open-field views, patio and decked seating areas, pergola, greenhouse, vegetable patches, decorative shrubs and borders.

## TENURE & POSSESSION

Freehold and for sale by private treaty.

## COUNCIL TAX

Band C

## MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

## BROADBAND

We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.



## BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

## VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

## AGENT

James Drabble  
01522 504304  
lincolnresidential@brown-co.com



## Energy performance certificate (EPC)

School Lane Farm House 4 School Lane Sturton By Stow LINCOLN LN1 2BY	Energy rating <b>D</b>	Valid until: 14 July 2035
Certificate number: 0380-2154-5560-2025-3215		

Property type  
Detached house  
Total floor area  
192 square metres

## Rules on letting this property

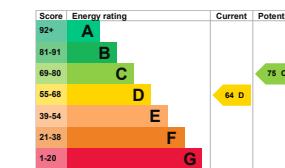
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

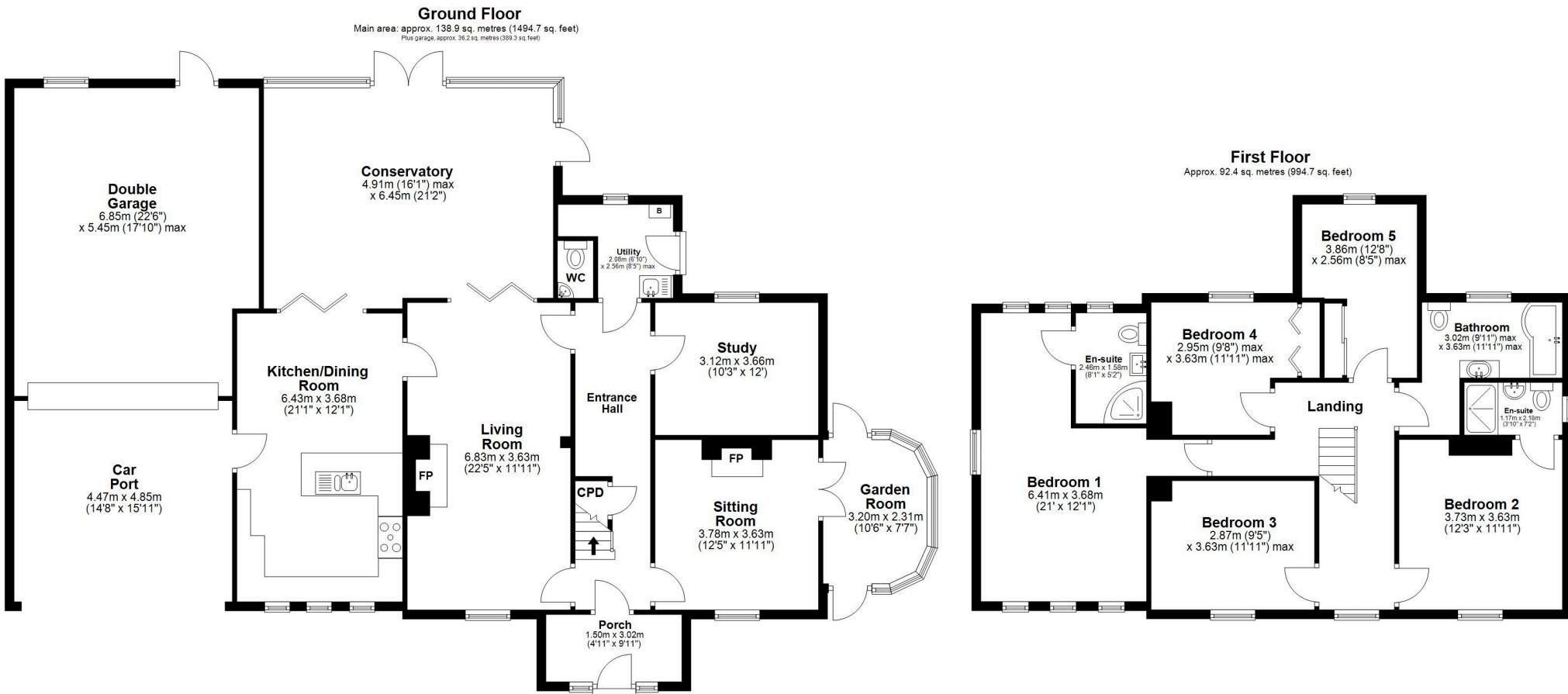
For properties in England and Wales:

the average energy rating is D  
the average energy score is 60









#### IMPORTANT NOTICES

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