



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

D

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.

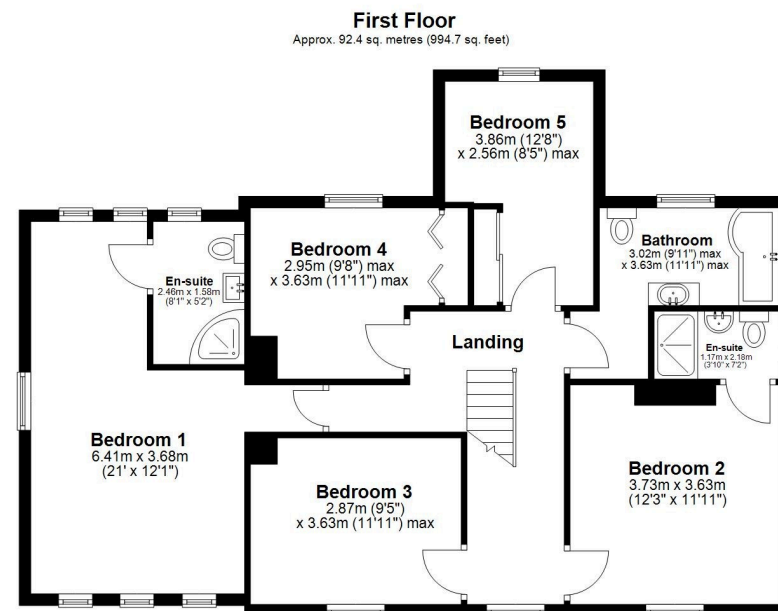
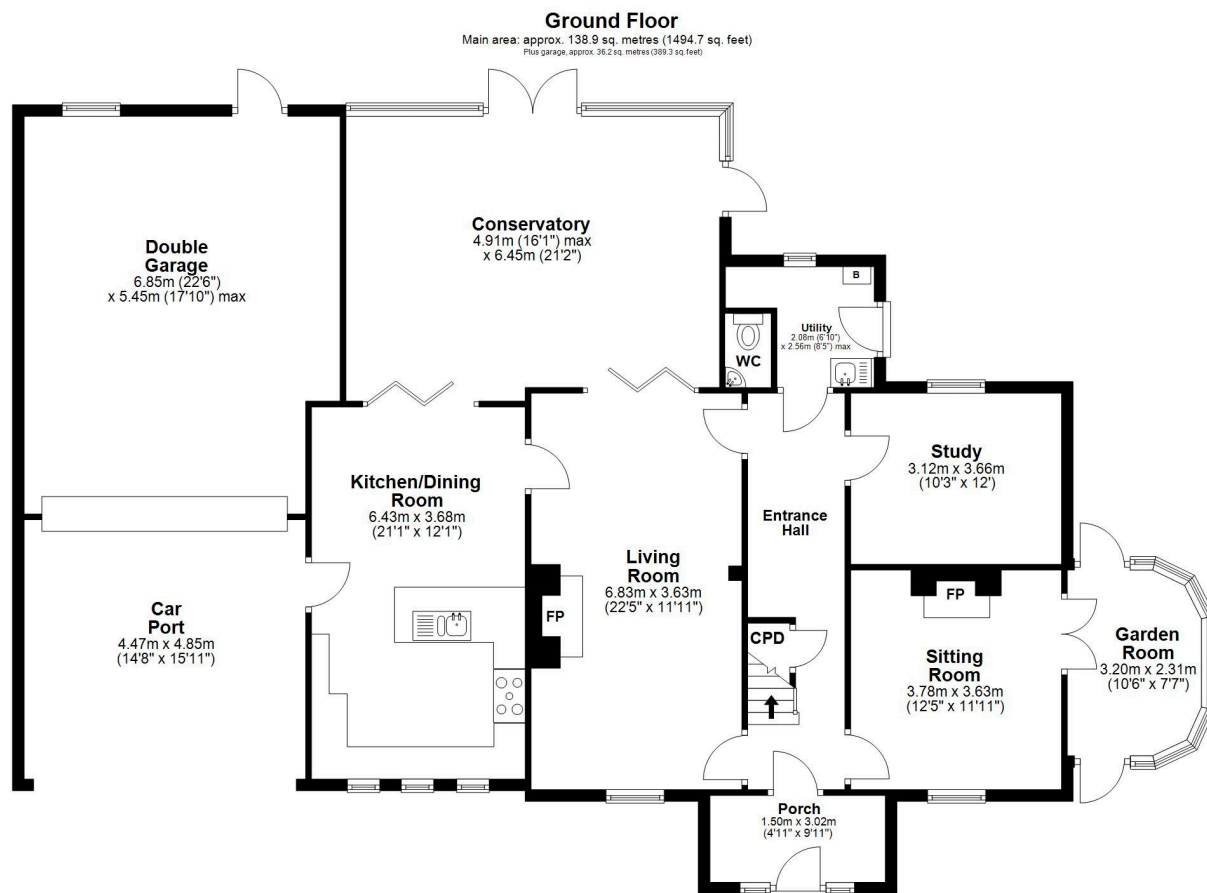
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	75 C
39-54	E		
21-38	F		
1-20	G		







IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP, Registered Office: The Atrium, St Georges St, Norwich NR3 1AB, Registered in England and Wales. Registration Number OC302092. Particulars Dated