



31 Tillbridge Road, Sturton By Stow,
Lincoln, LN1 2BP



Book a Viewing!

£775,000

A well-known period home within the village of Sturton by Stow and a property of particular local interest, this substantial detached house has been comprehensively renovated to combine the character, proportions and presence of an older building with the quality, comfort and efficiency expected of a modern home. One of the property's strongest features is the substantial detached outbuilding, which offers excellent flexibility for home working, guest accommodation or multi-generational living. It currently includes a large garage, separate store, WC, a versatile ground-floor room and a large first-floor room with its own en-suite shower room. Subject to the necessary permissions and consents, it offers clear potential to create a more comprehensive self-contained annex. Finished to a high specification throughout, the main house provides the best of both worlds: the individuality and scale of a period property, together with modern heating, insulation, fittings and everyday practicality. The result is a distinctive older home offering many of the comforts and benefits associated with a much newer property.

Set within approximately 0.5 acre, the house is approached by a long private driveway with gated access and extensive off-road parking. Newly turfed gardens extend to the front and rear, while some of the upper-floor rooms enjoy views across the surrounding countryside. The combined accommodation and outbuildings extend to approximately 3,906 sq ft in total, including the main house, garage, store and additional rooms within the detached building.

The main house is arranged over three floors and offers spacious and highly adaptable accommodation. The ground floor includes an entrance hall, lounge with feature fireplace, adjoining family room and a separate study. At the heart of the home is the impressive open-plan kitchen and dining area. The kitchen is fitted with an extensive range of units, quartz work surfaces, integrated appliances and a large central island with breakfast bar and downdraft induction hob. The dining area opens into a vaulted garden room with roof lights and double doors overlooking the gardens. A utility room, separate laundry room, cloakroom/WC and plant room complete the ground floor. The first floor provides four bedrooms, including two with en-suite shower rooms, together with a family bathroom fitted with a freestanding bath and walk-in shower. The second floor offers two further double bedrooms and an additional shower room, providing useful accommodation for older children, guests or family members requiring greater independence.



LOCATION

Sturton by Stow is located approximately 9 miles north west of Lincoln City Centre. The property has access to a small range of local amenities within the village including a shop, primary schools, public house, newsagent/convenience store, a new Co-op and a village cafe (Tillbridge Tasteries). There is a range of further amenities available within the nearby village of Saxilby and Lincoln itself.

ACCOMMODATION

ENTRANCE HALL

Feature timber entrance door, tiled flooring, two radiators, stairs rising to the first floor and timber external door opening onto the rear garden.

LOUNGE

15' 6" x 14' 5" (4.72m x 4.39m) With timber double glazed doors opening onto the front gardens, feature fireplace with living-flame gas fire, inset spotlights and radiator.

FAMILY ROOM

15' 8" x 6' 10" (4.78m x 2.08m) With dual-aspect timber double glazed windows to the front and rear elevations and spotlights.

STUDY

9' 6" x 6' 8" (2.9m x 2.03m) With timber double glazed window, tiled flooring, radiator and spotlights.



WC

6' 7" x 5' 10" (2.01m x 1.78m) With tiled flooring, timber double glazed window, low level WC, wash hand basin with mixer tap, drawers below and tiled splashback, heated towel rail and access to the plant room.

PLANT ROOM

With tiled flooring, housing the gas-fired central heating boiler and hot water cylinder.

DINING AREA

14' 1" x 13' 5" (4.29m x 4.09m) With timber double doors to the front elevation, feature angled double glazed windows to the side, tiled flooring, radiator, spotlights and opening into the kitchen.



KITCHEN AREA

17' 11" x 13' 5" (5.46m x 4.09m) With timber double glazed window and tiled flooring. Fitted with a range of wall, base and drawer units with quartz work surfaces and matching upstands, 1½ bowl stainless steel sink with mixer tap, integrated dishwasher, integrated waste storage, integrated oven and combination oven with warming drawer below, full-height integrated fridge and freezer and wine storage, radiator and spotlights. A central island provides further storage and quartz work surfaces, incorporating a breakfast bar and downdraft induction hob.

INNER HALLWAY

With double glazed window.



GARDEN ROOM

19' 10" x 7' 1" (6.05m x 2.16m) With tiled flooring, radiator, spotlights, two timber double glazed windows and timber double doors overlooking the front gardens and a vaulted ceiling with three rooflights.

UTILITY ROOM

7' 1" x 8' 0" (2.16m x 2.44m) With two timber double glazed windows, tiled flooring, radiator and vaulted ceiling with spotlights, fitted base units with quartz work surfaces and matching upstands, stainless steel sink with mixer tap and spaces for washing machine and tumble dryer.

LAUNDRY

7' 9" x 7' 1" (2.36m x 2.16m) With timber double glazed window, vaulted ceiling, spotlights and radiator.



FIRST FLOOR LANDING

With timber double glazed window, radiator and stairs rising to the second floor.

BEDROOM 1

14' 6" x 13' 5" (4.42m x 4.09m) With dual-aspect timber double glazed windows, radiator and spotlights.

EN-SUITE

6' 1" x 7' 2" (1.85m x 2.18m) With fully tiled walls, tiled flooring, low level WC, wash hand basin with mixer tap and drawers below, walk-in shower cubicle, heated towel rail, extractor fan and spotlights.



BEDROOM 2

14' 8" x 12' 7" (4.47m x 3.84m) With dual-aspect timber double glazed windows, radiator and spotlights.

EN-SUITE

8' 8" x 3' 5" (2.64m x 1.04m) With fully tiled walls and floor, low level WC, wash hand basin with mixer tap and drawer below, walk-in shower cubicle, heated towel rail, extractor fan and spotlights.

BEDROOM 3

12' 7" x 9' 7" (3.84m x 2.92m) With timber double glazed window, radiator and spotlights.

BEDROOM 4

10' 11" x 8' 2" (3.33m x 2.49m) With timber double glazed window, radiator and spotlights.



FAMILY BATHROOM

9' 6" x 6' 4" (2.9m x 1.93m) With timber double glazed window, fully tiled walls, tiled flooring, low level WC, wash hand basin with mixer tap and drawers below, walk-in shower cubicle, freestanding bath, heated towel rail, extractor fan and spotlights.

SECOND FLOOR LANDING

With rooflight, radiator and spotlights.

BEDROOM 5

13' 6" x 13' 1" (4.11m x 3.99m) With timber double glazed window with open countryside views, eaves storage, radiator and spotlights.



BEDROOM 6

13' 5" x 12' 4" (4.09m x 3.76m) With timber double glazed window, eaves storage, radiator and spotlights.

SHOWER ROOM

8' 8" x 5' 1" (2.64m x 1.55m) With fully tiled walls and floor, low level WC, wash hand basin with mixer tap and drawer below, walk-in shower cubicle, heated towel rail and extractor fan.

OUTSIDE

The property is approached by a long private driveway with gated access, providing extensive off-road parking and access to the detached outbuilding.

The plot extends to approximately 0.5 acre and includes newly turfed gardens to the front and rear. The size and layout of the grounds provide space for outdoor seating, family use and further landscaping, while parts of the property enjoy views across the surrounding countryside.

DETACHED OUTBUILDING

The detached outbuilding offers considerable flexibility and is currently arranged as follows:

HOME WORKING SPACE / POTENTIAL ANNEX

19' 8" x 8' 6" (5.99m x 2.59m) A versatile room suitable for use as a home office, studio, beauty or treatment room, with an adjoining WC.





GARAGE

23' 4" x 17' 7" (7.11m x 5.36m) A substantial garage with double entrance doors.

STORE

8' 1" x 7' 8" (2.46m x 2.34m) Separate store room with external access.

FIRST FLOOR GUEST BEDROOM / POTENTIAL ANNEX

19' 4" x 16' 8" (5.89m x 5.08m) Accessed by an external staircase, the first floor provides a large room with an en-suite shower room. This area may be suitable for guest accommodation, holiday letting or further conversion (subject to any necessary permissions and consents).

EN-SUITE

16' 0" x 3' 7" (4.88m x 1.09m) With UPVC double glazed window, low level WC, wash hand basin with mixer tap and drawer below and walk-in shower cubicle, extractor fan and spotlighting.

KEY FACTS FOR BUYERS

SERVICES

All mains services are available to the main house. Gas fired central heating to the main house. The detached outbuilding benefits from mains water and drainage, with hot water supplied via a hot water cylinder.

EPC RATING – B.

COUNCIL TAX BAND – to follow.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

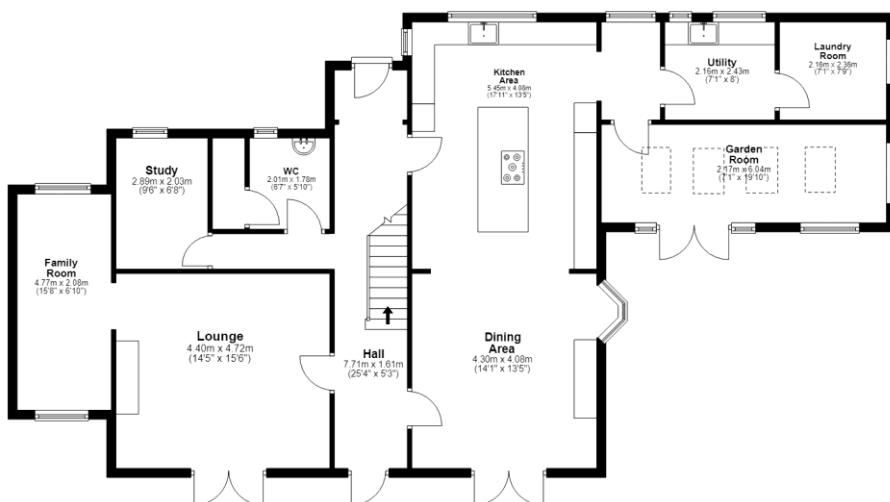
MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

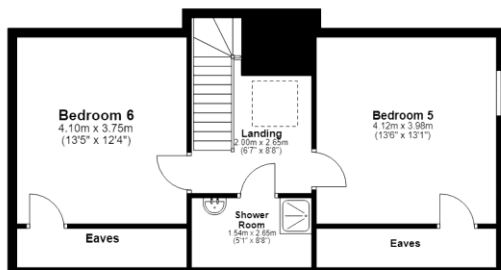
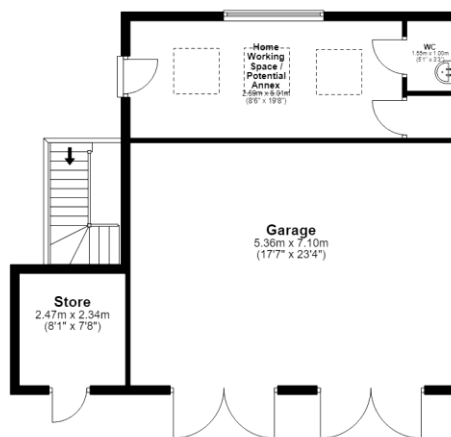
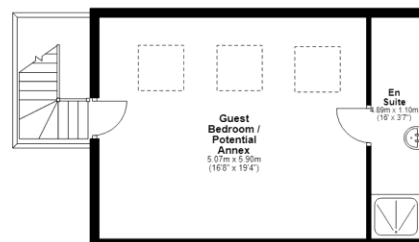
IMAGE DISCLAIMER

Certain photographs within these particulars have been digitally altered and virtually staged using artificial intelligence. Furniture, floor coverings, artwork, televisions, lighting, plants and decorative accessories shown may have been digitally added and are not included in the sale unless expressly stated otherwise. The virtually staged images are intended only to demonstrate the potential use and appearance of the accommodation. They should not be relied upon as an exact representation of the property's current condition, finish or contents. Room dimensions, permanent fixtures and structural features have not intentionally been altered. Prospective purchasers must refer to the original photographs, floorplan and written particulars and should inspect the property in person before making any decision.





Second Floor
Approx. 54.9 sq. metres (590.4 sq. feet)



Total area: approx. 362.9 sq. metres (3906.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.

31 TILLBRIDGE ROAD

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](https://www.mundys.net)

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 or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

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, call 01522 556088 and 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 a purchase, please ask and we will be happy to assist. Mundys 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 Mundys 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

