



## 5 Church Lodge, Normanby Road

Stow, LN1 2DF



Book a Viewing!

**£350,000**

A much improved and deceptively spacious 3/4 Bedroom Detached Family Home, pleasantly positioned within the highly desirable village of Stow and enjoying attractive open views to the front. The property has undergone a comprehensive programme of refurbishment to create a stylish and versatile family home offering well presented living accommodation throughout. Internally, the accommodation comprises an Entrance Hallway, Cloakroom/WC, Bay Fronted Lounge, stunning refitted Kitchen/Diner with ample space for entertaining, Utility Room and a flexible Sitting Room which could also serve as a ground floor Bedroom Four. To the First Floor, the Landing provides access to Three further Double Bedrooms and a beautifully refitted four piece Family Bathroom. The generous Main Bedroom also benefits from a Walk-in Wardrobe with plumbing in place and excellent potential to create an en-suite shower room. Externally, the property occupies a pleasant position with generous front and rear gardens.



## 5 Church Lodge, Normanby Road, Stow, LN1 2DF



### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – D.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

### **LOCATION**

The property is located within the popular village of Stow, conveniently located between Gainsborough and Lincoln. A small range of local amenities area available within the village of Stow and neighbouring villages of Sturton By Stow, Ingham and Saxilby. A full range of services and facilities are available in Lincoln City Centre and Gainsborough Town Centre.



## ACCOMODATION

### ENTRANCE HALL

With staircase to the first floor, under stairs storage cupboard, laminate flooring and radiator.

### CLOAKROOM/WC

With close coupled WC, wash hand basin, tiled splashbacks, radiator and double glazed window to the front aspect.

### LOUNGE

13' 9" x 12' 4" (4.20m x 3.76m) With double glazed bay window to the front aspect, open fire within brick fireplace and radiator.



### SITTING ROOM/BEDROOM 4

13' 1" x 7' 10" (4.00m x 2.41m) With double glazed windows to the front and side aspects, laminate flooring and radiator.

### KITCHEN/DINER

27' 9" x 9' 10" (8.46m x 3.02m) Refitted with a stylish range of wall and base units with work surfaces over, ceramic 1 ½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, spaces for fridge freezer and dishwasher, tiled splashbacks, laminate flooring, spotlights, two tall radiators, two double glazed windows to the rear aspect and double glazed French doors to the rear garden.

### UTILITY ROOM

8' 1" x 6' 7" (2.47m x 2.02m) Fitted with a range of base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, side entrance door and radiator.



### FIRST FLOOR LANDING

With airing cupboard and double glazed window to the side aspect.

### BEDROOM 1

12' 1" x 10' 2" (3.70m x 3.11m) With double glazed window to the front aspect and radiator.

### WALK-IN WARDROBE

4' 11" x 4' 11" (1.50m x 1.51m) With hanging space. Plumbing has been also installed to create an en-suite.

### BEDROOM 2

10' 2" x 9' 8" (3.11m x 2.96m) With double glazed window to the rear aspect, fitted wardrobes and radiator.

### BEDROOM 3

8' 11" x 8' 2" (2.74m x 2.49m) With double glazed window to the front aspect, over stairs storage cupboard and radiator.





## BATHROOM

9' 6" x 5' 11" (2.91m x 1.81 m) Refitted with a modern four piece suite comprising of panelled bath, shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, chrome towel radiator, spotlights and double glazed window to the rear aspect.

## OUTSIDE

To the front of the property there is a lawned garden overlooking open fields. To the rear there is a generous garden laid mainly to lawn with patio seating area and established flowerbeds. A long driveway provides off-street parking for multiple vehicles and access to the detached single garage. The garage has up-and-over door to the front, side personnel door and window to the rear.



## 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.co.uk](http://mundys.co.uk)

## 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 – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J. Water and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Financial Services will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

## 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

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

## GENERAL

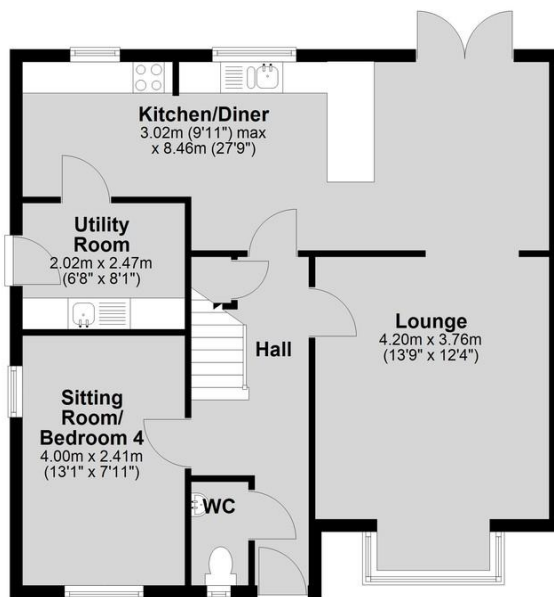
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their clients and the vendors (Lessors) for whom they act as Agents given their ethical:

- 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 whatsoever in relation to this property.
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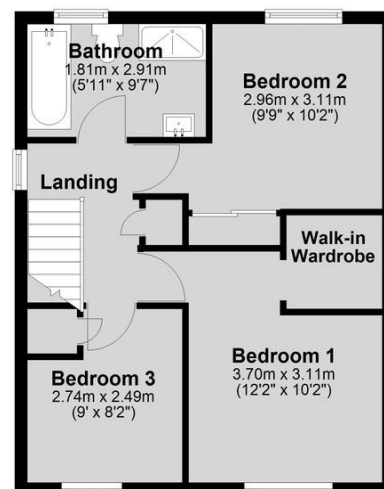
## Ground Floor

Approx. 66.5 sq. metres (715.7 sq. feet)



## First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 108.3 sq. metres (1166.2 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 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.



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