



3 Eastfield

Sturton by Stow, Lincoln

BROWN & CO



3 Eastfield, Sturton by Stow, Lincoln, LN1 2DT

An excellently presented detached bungalow positioned within the sought-after village of Sturton by Stow, offering spacious and versatile single-storey accommodation, generous parking and a pleasant enclosed rear garden.

The accommodation includes an entrance hall, living room, a fitted kitchen with Quartz worktops opening through to a dining room, three bedrooms and a shower room. Outside, the property is approached via a large block paved driveway with gated access leading to the garage, while the rear garden features a paved patio, lawn and decorative planted borders.

This property represents an excellent opportunity for purchasers seeking a comfortable village home within easy reach of Lincoln and the surrounding countryside.



Accommodation

Entrance Hall

Entrance door to side, loft access, radiator.

Living Room

Double glazed window to front, fireplace, two radiators.

Kitchen

Double glazed window to side, drainer sink inset to Quartz worktop, base and eye level storage units, spaces for range cooker, washing machine, integrated fridge and freezer, tiled splash backs, opening into:

Dining Room

Two radiators, large storage cupboard, door to rear garden.

Bedroom One

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two

Double glazed French doors opening to rear garden, radiator.

Bedroom Three

Double glazed window to front, radiator.

Shower Room

Double glazed window to side, WC, vanity wash basin, double shower cubicle, heated towel rail, fully tiled walls, extractor.

Outside

To the front is a large block paved driveway with gated access leading to a garage. To the rear is a paved patio area, lawn and 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, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps.

BUYER IDENTITY CHECK

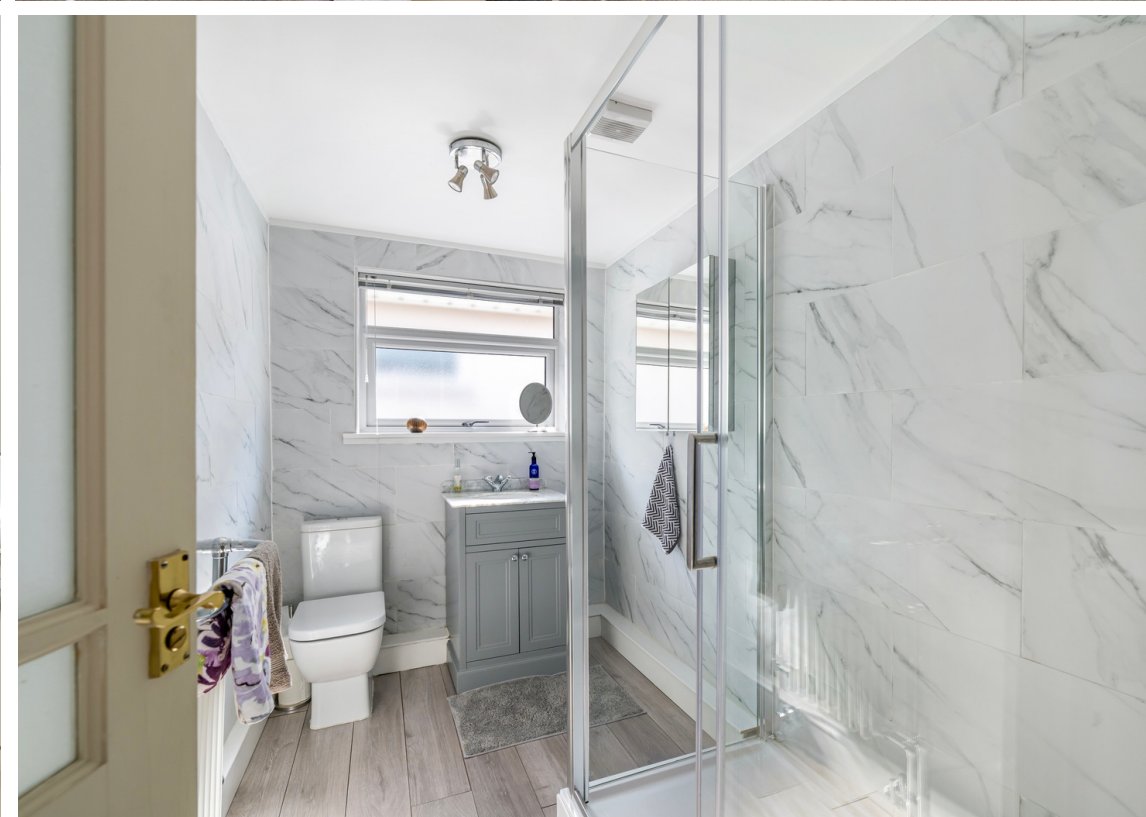
Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

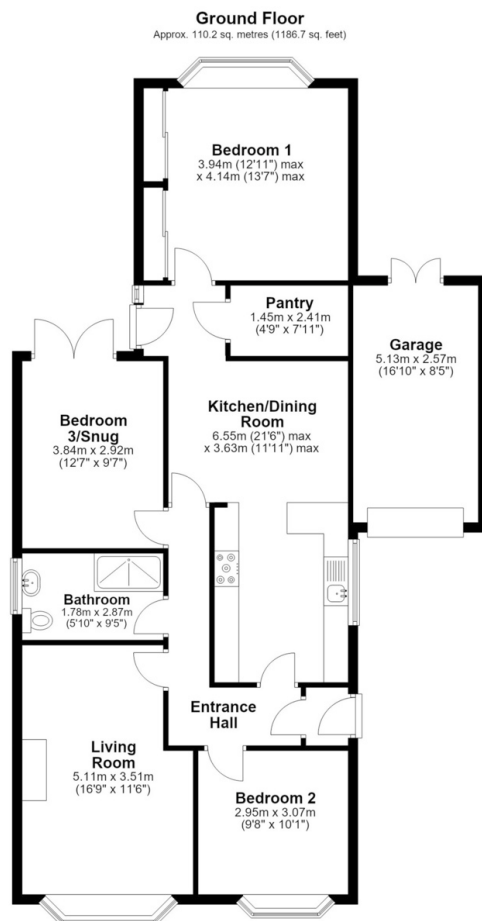
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 504304
lincolnresidential@brown-co.com







Total area: approx. 110.2 sq. metres (1186.7 sq. feet)

S AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE. ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Plan produced using PlanUp.

3 Eastfield, Sturton By Stow

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Energy performance certificate (EPC)

3 Eastfield Sturton By Stow LINCOLN LN1 2DT	Energy rating D	Valid until: 15 May 2032
		Certificate number: 7600-6377-0322-7193-3523

Property type Detached bungalow

Total floor area 97 square metres

Rules on letting this property

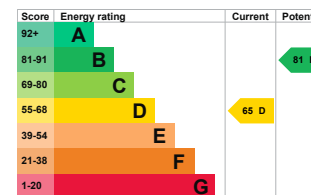
Properties can be let if they have an energy rating from A to E.

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 B.

[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

Brown&Co
5 Oakwood Road | Lincoln | LN6 3LH
T 01522 504 304
E lincolnresidential@brown-co.com

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