



**Saxilby Road, Sturton By Stow,
Lincoln**
Asking Price £195,000

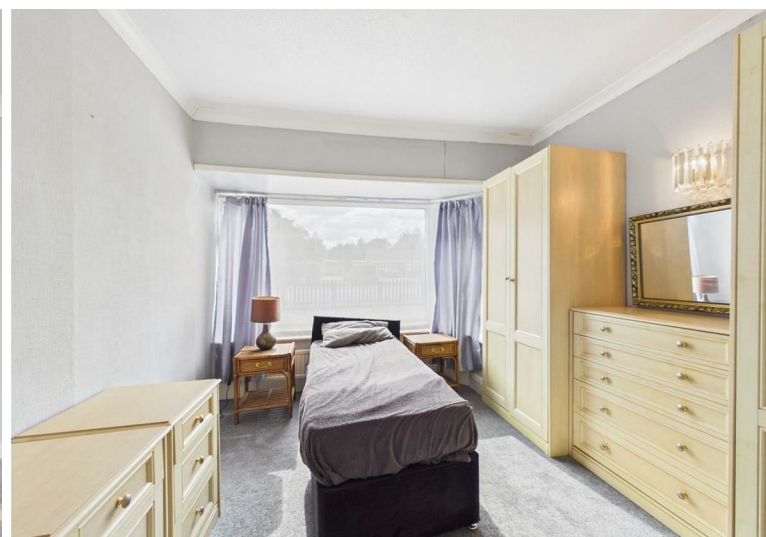

MARTIN&CO



Saxilby Road, Sturton By Stow,
Lincoln

Bungalow - Detached
3 Bedrooms, 1 Bathroom

- Detached bungalow
- Located in rural village
- Ideal project
- No Chain
- Oil heating system
- Front and rear gardens
- Close to local shops
- Near junior school



An excellent opportunity to purchase this well-presented three-bedroom detached bungalow offered with no chain and situated within the highly sought-after village of Sturton by Stow. Offering spacious and modern accommodation throughout, the property benefits from off road parking for multiple vehicles, an enclosed rear garden and boasts a convenient location with local amenities including junior school, public house and local Co-Op on your doorstep

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This detached bungalow on Saxilby Road offers a perfect blend of modern living and serene countryside charm. This property boasts three well-proportioned bedrooms, upon entering via the back door, you will find a spacious kitchen. The bungalow features a well-appointed bathroom and benefits from efficient oil heating, ensuring comfort throughout the seasons.

One of the standout features of this property is the ample parking space, accommodating up to several vehicles, which is a rare find in such a tranquil setting.

The local area is well-equipped with essential amenities, including a junior school, local shops, and a public house, all within easy reach. This makes it an excellent choice for families and those who

appreciate the convenience of nearby facilities while enjoying the peacefulness of village life.

In summary, three-bedroom detached bungalow offers a wonderful opportunity to embrace rural living in Sturton By Stow. With its modern comforts, generous parking, and proximity to local amenities, it is a property not to be missed.

EPC Rating - D
Council Tax Band - C
Tenure - Freehold

Hallway/Landing
Light wood effect laminate flooring and a radiator further along, fully fitted new carpet, two large inbuilt cupboards, double glazing window to the front aspect and fitted new carpet

Kitchen
11'3" x 13'1"
Base and eye level units with laminated work surfaces, room for dishwasher, washing machine and under counter fridge if needed



plus further space for a freestanding fridge freezer. There's an inset stainless steel sink and drainer. plus an electric hob with fitted extractor above. There's light wood effect laminate flooring, rear and side facing double glazed windows, a door accessing the rear garden and both wall mounted and ceiling lights

Living Room
15'6" x 16'8"
Windows to the side and rear aspect, carpet throughout, wall and ceiling light fixtures, a fire surround and two large radiators.

Master Bedroom
10'4" x 12'6"
Double bedroom, fully fitted new carpet, fitted wardrobes, top cupboards and vanity unit, double glazed bay window to the front front aspect and ceiling spot lights

Bedroom Two
10'0" x 11'8"
Double bedroom has fully fitted new carpet, double glazed bay window to the front aspect, single radiator and wall mounted light fittings

Bedroom Three
10'7" x 9'10"
Double bedroom, double glazed window to front aspect, single radiator, wall mounted light fitting and fully fitted new carpet

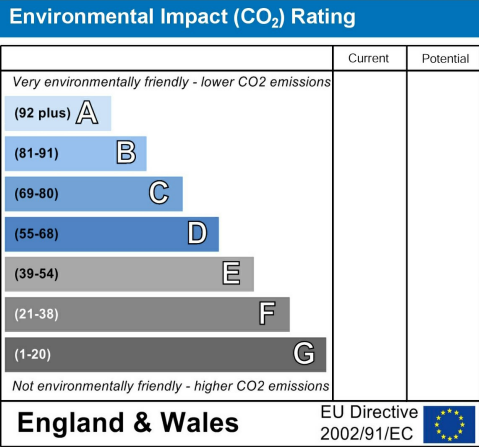
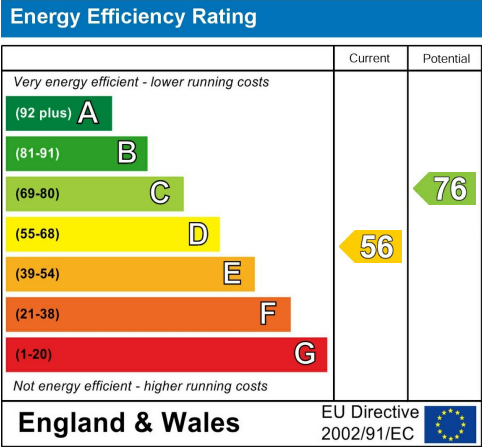
Bathroom
8'3" x 8'3"
Family bathroom double glazed window side facing aspect, electric shower cubicle, wash hand basin, low level WC, bath and radiator, inbuilt cupboard, tiled walls to wet areas and tiled flooring

Garage
10'0" x 17'10"
Single garage with power and electric lighting

Front Garden
Driveway providing off road parking for multiple cars leading to a single garage. Boasting an ideal opportunity to landscape and make your own

Rear Garden
This well established garden is mainly laid to lawn with a raised slabbed patio area to enjoy from the kitchen door with open countryside views at the back

Fixture and Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.