

40a, High Street

Sturton By Stow, Lincoln, LN1 2AE

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An individual former Chapel/Friends Meeting House conversion, offering a generously proportioned range of three-bedroom accommodation, standing within grounds extending to approximately 0.15 of an acre (sts), in a pleasant setting in the heart of the well-served village of Sturton by Stow.

Arranged on a single level, the accommodation includes a side entrance lobby, a good-sized lounge diner with views over the front garden, and a breakfast kitchen overlooking the rear grounds. There are three bedrooms, a family bathroom with both a bath and separate shower cubicle, and a separate WC.

The bungalow would now benefit from a general scheme of refurbishment, providing an opportunity for purchasers to introduce their own ideas and create a home suited to their individual tastes and requirements, as well as offering potential to extend the existing accommodation, subject to all appropriate consents. A thoughtfully planned landscaping scheme would further enhance its setting, making the most of the available space for gardens and garaging/carport, again subject to all necessary consents.

For those seeking a village home with individuality, generous proportions and scope for improvement and development, this former chapel/meeting house presents an appealing opportunity.

ACCOMMODATION

Side Entrance Lobby
With glazed panelled entrance door, tiled floor and hardwood-featured obscure glazed main entrance door through to

Good-Sized Lounge Diner
With a pleasant westerly outlook from the sliding patio window over the front garden and driveway; brick-featured fireplace with paved hearth and two radiators. Door through to the central hallway.







Breakfast Kitchen
With an easterly outlook over the large rear grounds and fitted with contemporary-style units, comprising a single drainer, one-and-a-half-bowl sink unit with cupboard space beneath and adjoining fitted worksurface to one side, with further cupboard space below. To the opposite side of the sink unit is further fitted worksurface extending around part of the wall, with cupboard space below and wall units above. There is also a built-in pantry cupboard with shelving.

To the centre of the room is an island with an induction-style hob inset, storage space beneath and a breakfast bar area to one side. A further walk-in pantry cupboard with shelving occupies one corner. Tiled floor and contemporary-style vertical radiator.

Family Bathroom
With contemporary-style appointments comprising a panelled bath across one wall with mixer tap and shower attachment, corner shower cubicle with appropriate shower fitting, and wash handbasin with toiletry cupboard space beneath. Tiling to all walls to full height, contemporary-style vertical radiator, inset ceiling spotlights and extractor fan.

Separate WC
Having contemporary-style low-level WC, tiled floor and ladder-style heated towel rail.

Middle Hallway
Having built-in cloaks cupboard space to one wall.

Central Hallway
With access to roof space, radiator and wall light fittings.

Bedroom 1
With pleasant westerly views over the front grounds and across the High Street, and radiator.

Bedroom 2
With a pleasant westerly outlook over the front garden, deep built-in wardrobe and cupboard space to one corner, and radiator.

Bedroom 3
With a northerly outlook over the small courtyard area, built-in wardrobe and cupboard space to one corner, wall-mounted Ideal Esprit Eco2 gas-fired central heating boiler and radiator.







Outside
The property occupies a prominent position on the High Street and is approached through double metal entrance gates, which open onto a generous gravelled driveway providing ample off-road parking for both family and visitors.

To the front, the garden is laid principally to lawn, with planted flower beds and borders and a low wall defining the road frontage. These gardens provide a pleasant outlook from the principal living accommodation and front bedrooms, with scope for further planting to enhance the approach and setting.

The good-sized rear grounds are enclosed by a combination of walling and panel fencing and are currently arranged largely for ease of maintenance, incorporating paved, concrete hardstanding and gravelled areas. A further paved courtyard lies alongside the northern elevation of the bungalow, adding to the variety of outdoor spaces.

The overall size of the plot offers considerable scope for a more comprehensive landscaping scheme, allowing purchasers to introduce additional planting and develop garden areas around their own interests.

There is also a useful, good-sized brick outbuilding providing additional storage space, together with an outside water tap, external power sockets and lighting.

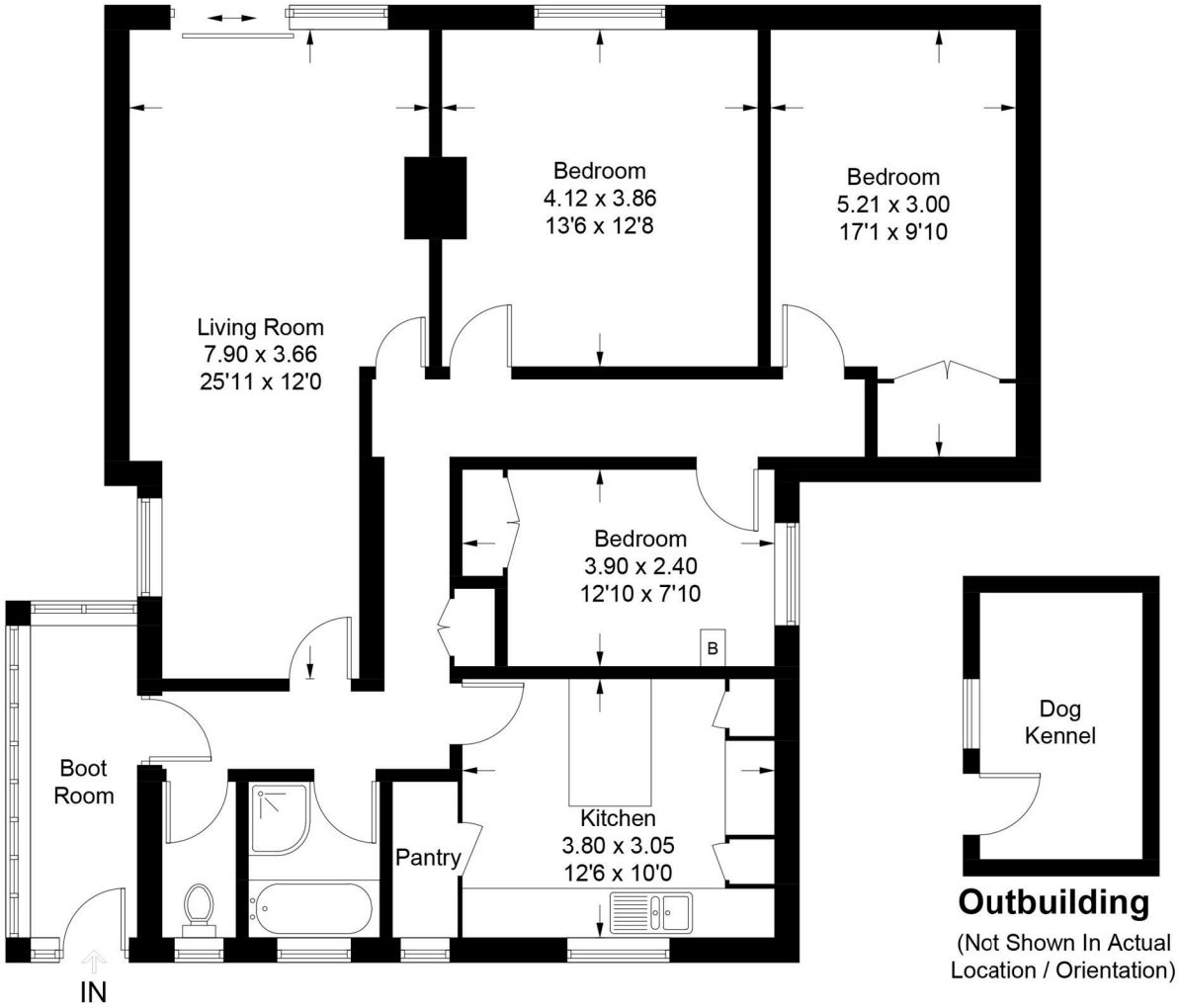
The Area
Sturton by Stow is a popular, well-served Trent Valley village, enjoying a pleasant rural setting to the north-west of Lincoln. Local amenities include a primary school, Lincolnshire Co-op food store, village convenience store, the Tillbridge Tastery café, The New Plough public house, village hall and recreation ground. A doctors' surgery is also available in nearby Willingham by Stow.

The historic Cathedral City of Lincoln is approximately 10 miles away, offering an extensive range of shopping, leisure, educational and cultural facilities, including its Cathedral, Castle and historic Bailgate district. The market town of Gainsborough is approximately 8 miles away, providing further amenities, including the popular Marshall's Yard retail and dining development.

The village benefits from convenient road links to Saxilby and the A57, providing onward routes towards Lincoln and the A1. Saxilby railway station is approximately 4 miles away, with services to Lincoln, Gainsborough, Retford and Sheffield, together with connections at Retford to London King's Cross. Regular bus services also link the village with surrounding towns.

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Approximate Gross Internal Area = 106.2 sq m / 1143 sq ft
(Excluding Outbuilding)



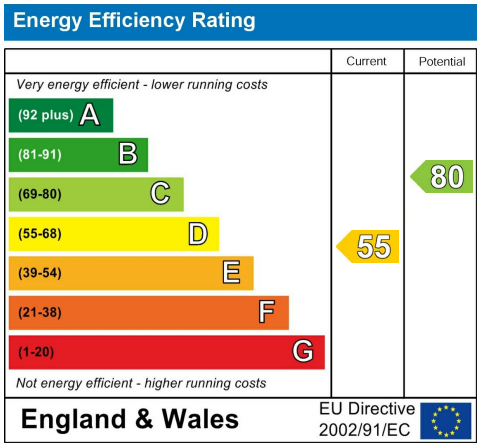
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

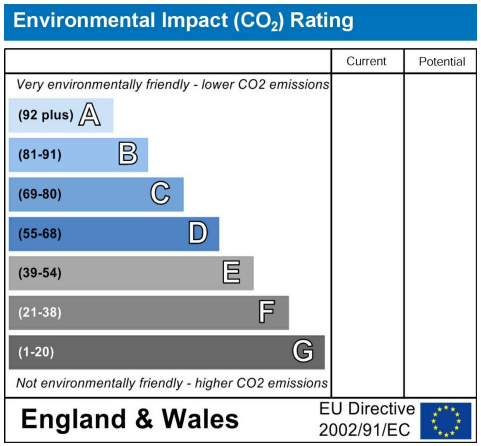
















COUNCIL TAX: – Tax band: C

ENERGY PERFORMANCE RATING; D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Sales office
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