



20 Rectory Park

Sturton By Stow, Lincoln, LN1 2GS

£260,000

A spacious five bedroom end town house situated in this quiet cul de sac location and set on a corner plot with generous sized gardens to the front, side and rear of the property. There are open countryside views to the rear. The property is well presented and is over three storeys with living accommodation briefly comprising of Entrance Hallway, WC, Lounge, Kitchen Diner, Utility Room, First Floor Landing leading to Bedroom 1 with Walk-in Wardrobe and En-suite Shower Room, two Bedrooms and a Bathroom and the Second Floor Landing leads to two further double Bedrooms and Bathroom. The property also has the benefit of off road parking. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leave Lincoln north along the A15, passing the Lincolnshire Showground and turning left at the mini-roundabout onto Tillbridge Lane. Proceed along for some time, eventually taking you into the village of Sturton by Stow. Once in the village centre, turn right onto the High Street and eventually turning right onto Rectory Park where the property can be located.

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 and public house. There is a range of further amenities available within the nearby village of Saxilby and Lincoln itself.



ACCOMMODATION

ENTRANCE HALLWAY

6' 4" x 13' 9" (1.93m x 4.19m) With composite double glazed external door to the side elevation, stairs to the first floor and radiator.

WC

2' 9" x 6' 5" (0.84m x 1.96m) With tiled flooring, low level WC and wash hand basin.

LOUNGE

12' 11" x 18' 6" (3.94m x 5.64m) With two sets of UPVC double glazed double doors to the rear elevation and radiator.



KITCHEN

12' 9" x 12' 9" (3.89m x 3.89m) With UPVC double glazed windows to the front and side elevations, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, matching upstand, 1 ½ bowl stainless steel sink unit and drainer, integral double oven, five ring gas hob with extractor fan over and stainless steel splashback, integral dishwasher, integral fridge freezer, spotlighting, radiator and wall unit housing the gas fired central heating boiler.

UTILITY ROOM

12' 9" x 5' 2" (3.89m x 1.57m) With UPVC double glazed window to the front elevation, composite double glazed door to the side elevation, tiled flooring, fitted with base units with work surfaces and matching upstand, stainless steel sink unit and drainer, plumbing and space for washing machine and tumble dryer, radiator and extractor fan.



FIRST FLOOR LANDING

6' 4" x 6' 3" (1.93m x 1.91m) With stairs to the second floor.

BEDROOM 1

12' 11" x 12' 4" (3.94m x 3.76m) With UPVC double glazed window to the rear elevation and radiator.

WALK-IN WARDROBE

6' 3" x 5' 8" (1.91m x 1.73m) With UPVC double glazed window to the rear elevation and radiator.



EN-SUITE SHOWER ROOM

6' 2" x 5' 8" (1.88m x 1.73m) With tiled flooring, partly tiled walls, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, heated towel rail and extractor fan.

BEDROOM 2

12' 10" x 9' 4" (3.91m x 2.84m) With UPVC double glazed window to the front elevation and radiator.



BEDROOM 3

12' 10" x 8' 8" (3.91m x 2.64m) With UPVC double glazed window to the front elevation and radiator.

BATHROOM

6' 4" x 5' 10" (1.93m x 1.78m) With UPVC double glazed window to the side elevation, tiled flooring, partly tiled walls, suite to comprise of low level WC, wash hand basin and bath with mains shower over, heated towel rail and extractor fan.

SECOND FLOOR LANDING

6' 4" x 3' 1" (1.93m x 0.94m)

BEDROOM 4

13' 0" x 12' 6" (3.96m x 3.81m) With two UPVC double glazed windows to the rear elevation, access to eaves storage and radiator.



BEDROOM 5

13' 0" x 12' 6" (3.96m x 3.81m) With two UPVC double glazed windows to the front elevation, access to eaves storage and radiator.

BATHROOM

6' 3" x 5' 6" (1.91m x 1.68m) With Velux window to the side elevation, tiled flooring, partly tiled walls, suite to comprise of low level WC, wash hand basin and bath with mains shower over, heated towel rail and extractor fan.



OUTSIDE

To the front of the property there is a lawned garden and a gated to the side. To the side of the property there is further lawned gardens opening into the rear with a patio seating area and a garden shed. The property also has the added benefit of off road parking.

WEBSITE

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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.

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Approximate net internal area: 1580.01 ft² / 146.79 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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