



**27 Saxilby Road**  
Sturton By Stow

**£189,950**

A recently refurbished semi-detached cottage situated on Saxilby Road within the popular village of Sturton by Stow, west of the historic Cathedral and University City of Lincoln. The property has been tastefully updated by the current owners to a high standard and has modern living accommodation to comprise of Entrance Lobby, Lounge, Open Plan Kitchen Diner and First Floor Landing leading to Three Bedrooms and Bathroom. Outside to the front of the property there is a driveway providing ample off road parking and gated access to the lawned rear garden with two Outbuildings and an additional gravelled area which could provide further parking. Viewing of the property is highly recommended to appreciate the standard of accommodation on offer and the position it sits within the popular village location. The property is being sold with the added benefit of No Onward Chain.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**TENURE** - Freehold.

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

#### **DIRECTIONS**

Leaving Lincoln via the A15, turn left at the Lincolnshire Showground onto Tillbridge Lane and upon entering the village of Sturton By Stow turn left onto Saxilby Road where the property can be located on the left hand side.

#### **LOCATION**

Sturton by Stow is a popular village situated north west of the historic Cathedral and University City of Lincoln. There are typical village amenities including a primary school, public houses, village shop, village hall, church, chapel, recreational ground and a regular bus service into Lincoln City Centre. The close by village of Saxilby also offers a wide range of local amenities.



#### ENTRANCE LOBBY

With UPVC double glazed external door to the front elevation, stairs to the first floor and door to lounge.

#### LOUNGE

13' 0" x 11' 9" (3.96m x 3.58m) , with UPVC double glazed window to the front elevation, feature brick fireplace with quarry tiled hearth and wooden beam mantel, under stairs storage cupboard, radiator and door into kitchen diner.

#### KITCHEN DINER

16' 2" x 9' 9" (4.93m x 2.97m) , with UPVC double glazed double doors and two windows to the rear garden, tiled flooring, fitted with a range of high quality wall, base units and drawers with solid oak work surfaces over, stainless steel sink unit and drainer with mixer tap, integral dishwasher, washing machine and fridge freezer, range cooker with five ring gas hob and extractor fan over with tiled splashbacks and spotlighting, radiator and spotlighting to ceiling.

#### FIRST FLOOR LANDING

With split level landing and doors to three bedrooms and bathroom.



#### BEDROOM 1

16' 5" x 8' 5" (5m x 2.57m) , with two UPVC double glazed windows to the front elevation, access to roof void and radiator.



#### BEDROOM 2

8' 8" x 7' 4" (2.64m x 2.24m) , with UPVC double glazed window to the rear elevation and radiator.

#### BEDROOM 3

9' 9" x 7' 3" (2.97m x 2.21m) , with UPVC double glazed window to the front elevation and radiator.

#### BATHROOM

6' 0" x 5' 5" (1.83m x 1.65m) , with tiled flooring, fully tiled walls, white suite to comprise of low level WC, wash hand basin and bath with mains shower over, heated towel rail, spotlighting and extractor fan.



#### OUTSIDE

To the front of the property there is a driveway and a gravelled providing ample off road parking with gated access to the rear garden. The rear garden is mainly laid to lawn with a paved seating area and a gravelled area which could provide additional parking space, two brick outbuildings and former pigsty.



#### WEBSITE

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#### 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

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.

#### GENERAL

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Floorplan to follow

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