

FOR SALE



Saxilby Road, Sturton By Stow, Lincoln
Guide Price £165,000 - £170,000

MARTIN&CO



Saxilby Road, Sturton By Stow, Lincoln

2 Bedrooms, 1 Bathroom

Guide Price £165,000 - £170,000

Two bedroom semi-detached home in the village of Sturton By Stow making for an ideal first time purchase. The property has been modernised by the current vendors and is presented to a high standard. Comprising internally of an entrance porch, lounge diner, kitchen, two double bedrooms and a bathroom.

Sturton By Stow has good local amenities including a village store, a public house and schooling.

PORCH Composite front door with laminate flooring, pendant fitting, radiator and mains consumer unit. Entering via a further door into;

LOUNGE/DINER 18' 2" x 11' 8" (5.547m x 3.568m) Carpet flooring, radiator, two light fittings, box bay PVC window plus an open chimney with hearth and solid oak mantelpiece surround being suitable for a log burner. Stairs rising to the first floor.

KITCHEN 11' 8" x 8' 1" (3.565m x 2.479m) Base and eye level units with solid wood worktops, tiled splash back and inset ceramic one and a half bowl sink and drainer. Integrated oven, electric hob and extractor over plus a slim line dishwasher. Space and plumbing for a washing machine plus further space for a fridge freezer. Vinyl tile flooring, light fitting, PVC window and door to the rear aspect.

STAIRS / LANDING PVC window to the side aspect, carpet flooring, light fitting and wall mounted Danfoss central heating controls. Loft hatch access reveals the combination boiler, partial boarding, light and power.



BEDROOM 11' 8" x 8' 2" (3.573m x 2.506m) PVC window to the rear, carpet flooring, radiator, pendant fitting, fitted wardrobes plus a secondary cupboard over the stairs.

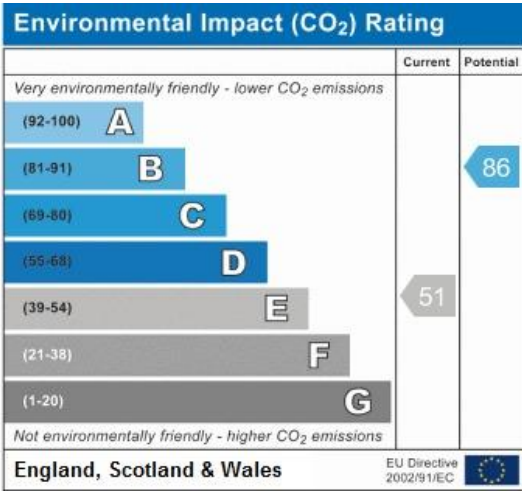
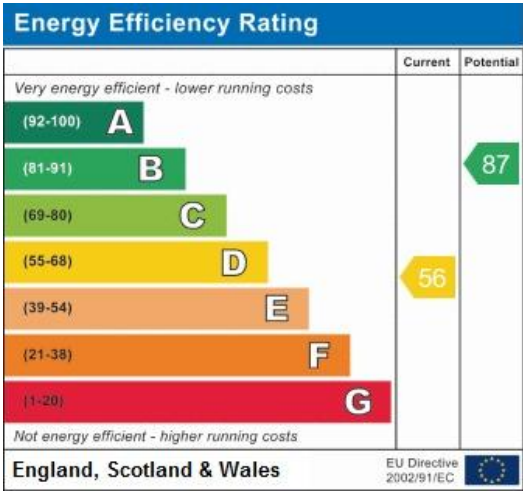
BATHROOM 8' 5" x 4' 11" (2.580m x 1.520m) Three piece suite comprising of a low level WC, vanity sink and a panel bath with mains fed rainfall shower and secondary handheld shower head. PVC window to the side aspect, partial wall tiling, spot lit ceiling, heated towel rail, engineered oak flooring and a storage cupboard.

BEDROOM 11' 9" x 9' 5" (3.587m x 2.883m) PVC window to the front aspect, carpet flooring, radiator and a light fitting.

OUTSIDE To the front is a gravelled driveway making suitable for several vehicles to park off road, laid lawn, lighting and gated access to the rear. The rear boasts a fully enclosed and private garden being mainly laid to lawn with a patio and separate raised decking seating area with pergola and power supply. Gravelled area has a shed which also benefits from power. The garden further benefits from a water supply and box planters.

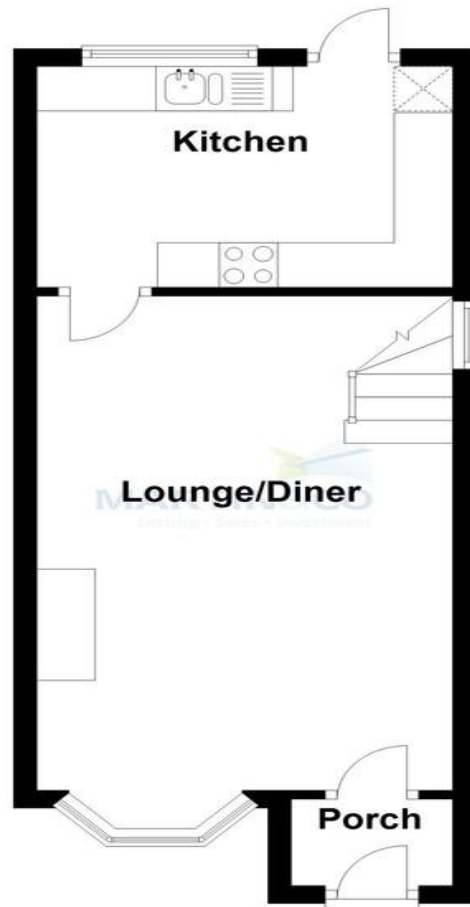


FIXTURES & FITTINGS Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements 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.

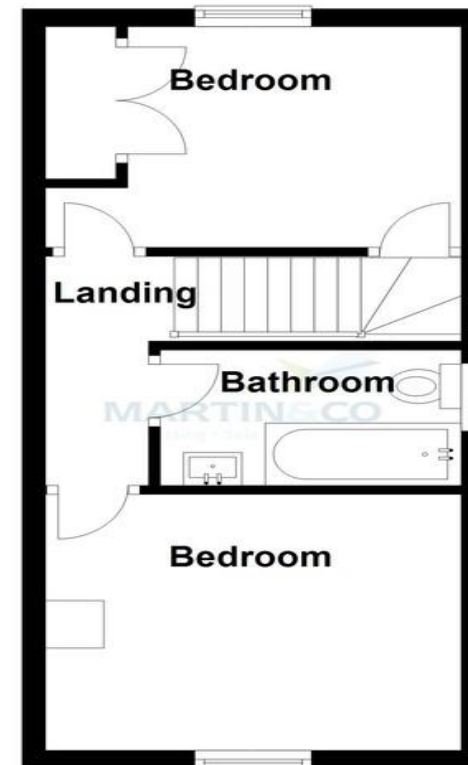




Ground Floor



First Floor



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Martin & Co Lincoln

33 The Forum • North Hykeham • Lincoln • LN6 8HW
T: 01522 503727 • E: lincoln@martinco.com

01522 503727

<http://www.martinco.com>



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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

