



## 10 Upper Close

Sturton By Stow, Lincoln, LN1 2DZ

**£169,950**

A three double bed roomed semi-detached bungalow situated in this quiet location within the village of Sturton by Stow, which lies West of the Historic Cathedral and University City of Lincoln. The property is within walking distance of the local shop and amenities within the village centre and is well located for both Lincoln City Centre and the Town of Gainsborough. Internally the property offers living accommodation to briefly comprise of Entrance Porch, Kitchen, Lounge Diner, Hallway, three Double Bedrooms and Bathroom. Outside there are gardens to the front and rear and a driveway to the side providing off road parking and giving access to the Integral Single Garage. Viewing is recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**TENURE** - Freehold.

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

**DIRECTIONS**

Upon entering the village of Sturton by Stow from Lincoln on Tillbridge Road, turn right on to Eastfield Lane and then at the T-junction turn right again on to Upper Close 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.



### ENTRANCE PORCH

With uPVC double glazed external doors to front and rear elevations, tiled floor and door to the Kitchen.

### KITCHEN

12' 4" x 8' 4" (3.76m x 2.54m) With uPVC double glazed window to front elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer with mixer tap, integral double oven and four ring gas hob with extractor fan over, plumbing and space for a washing machine, radiator, storage cupboard and door to the Lounge Diner.



### LOUNGE DINER

18' 2" x 9' 9" (5.54m x 2.97m) With uPVC double glazed window to front elevation, laminate flooring, fireplace with gas fire inset, spotlighting, radiator and door to the Hallway.

### HALLWAY

With vinyl flooring, access to roof void and doors leading to three Double Bedroom and Bathroom.

### BEDROOM 1

17' 5" x 10' 2" (5.31m x 3.1m) With uPVC double glazed window to rear elevation and radiator.



### BEDROOM 2

11' 3" x 8' 4" (3.43m x 2.54m) With uPVC double glazed window to rear elevation, laminate flooring and radiator.

### BEDROOM 3

11' 4" x 8' 4" (3.45m x 2.54m) With uPVC double glazed window to rear elevation, laminate flooring and radiator.

### BATHROOM

9' 2" x 8' 4" (2.79m x 2.54m) With uPVC double glazed window to rear elevation, suite to comprise of low level WC, wash hand basin, bath and walk-in shower with wet room floor and drain, partly tiled walls, radiator and extractor fan.



### OUTSIDE

To the front of the property there is a lawned garden with flower beds and a driveway to the side providing off road parking and giving access to the Integral Single Garage with an electric up and over door. To the rear of the property there is a hard standing area, paved area, lawned garden with flowerbeds, two garden sheds and a Summer House with power points.



**WEBSITE**

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

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**REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO**

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**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**

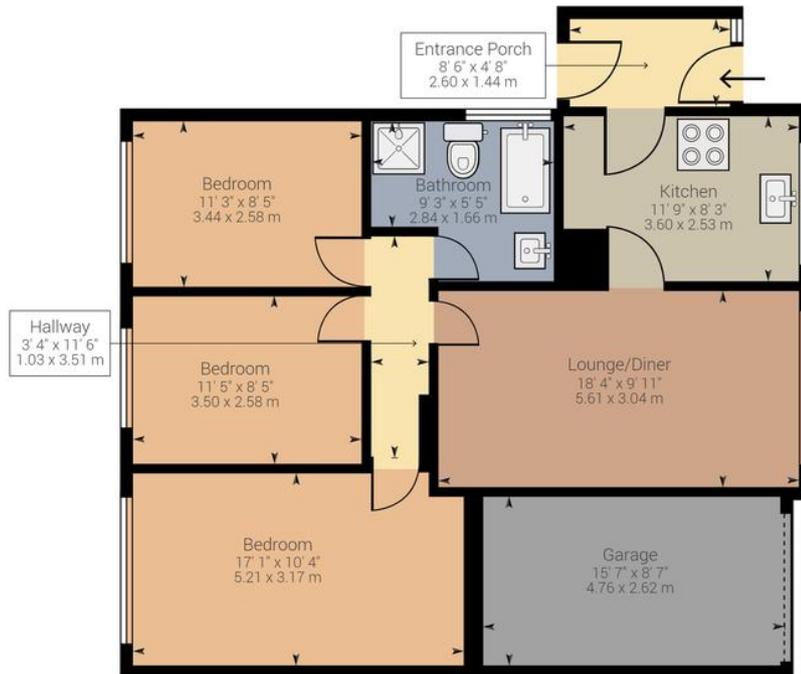
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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Approximate net internal area: 814.2 ft<sup>2</sup> (948.66 ft<sup>2</sup>) / 75.64 m<sup>2</sup> (88.13 m<sup>2</sup>)  
 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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