



26 Fleets Road

Sturton By Stow, Lincoln, LN1 2BU

£205,000

Situated in a non-estate position on the edge of the village of Sturton by Stow, this two bedroom detached bungalow has internal accommodation comprising of Hall, Lounge, Kitchen/Diner, Conservatory, two Double Bedrooms and Shower Room. Outside is a driveway providing off-street parking for multiple vehicles, a Single Garage and gardens to the front and the rear. This property benefits from no onward chain and viewing of the property is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – TBC

COUNCIL TAX BAND – B

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln along the A15, turn left onto Tillbridge Lane and proceed along for some time. Turn right onto Stow Road and then turn right on to Fleets Road where the property is located on the right hand side.

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, public house, newsagent/convenience store, a new Co-op and a village cafe (Tillbridge Tasteries). There is a range of further amenities available within the nearby village of Saxilby and Lincoln itself.



ACCOMMODATION

HALL

With radiator and loft access point.

LOUNGE

16' 5" x 9' 11" (5.01m x 3.03m), with double glazed windows to the front and side aspects, radiator and feature fireplace.

KITCHEN/DINER

13' 5" x 8' 9" (4.09m x 2.69m), fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for a washing machine, cooker and fridge freezer, tiled splashbacks, cupboard housing the Ideal gas-fired central heating boiler, door to the conservatory and double glazed windows to the side and rear aspects.

CONSERVATORY

8' 5" x 5' 7" (2.59m x 1.71m), with two double glazed doors to the rear garden.

BEDROOM 1

10' 11" x 9' 11" (3.34m x 3.03m), with double glazed window to the front aspect and radiator.

BEDROOM 2

10' 0" x 9' 3" (3.05m x 2.83m), with double glazed window to the rear aspect and radiator.

SHOWER ROOM

6' 11" x 6' 2" (2.11m x 1.88m), fitted with a three piece suite comprising of shower cubicle with electric shower, pedestal wash hand basin and close coupled WC, tiled walls, tiled flooring, chrome towel radiator and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a lawned garden and a concrete driveway providing off-street parking for multiple vehicles and access to the integral Single Garage. To the rear of the property there is an enclosed garden laid mainly to lawn with a shed.

WEBSITE

Our detailed website shows 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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWN and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 011 522 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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

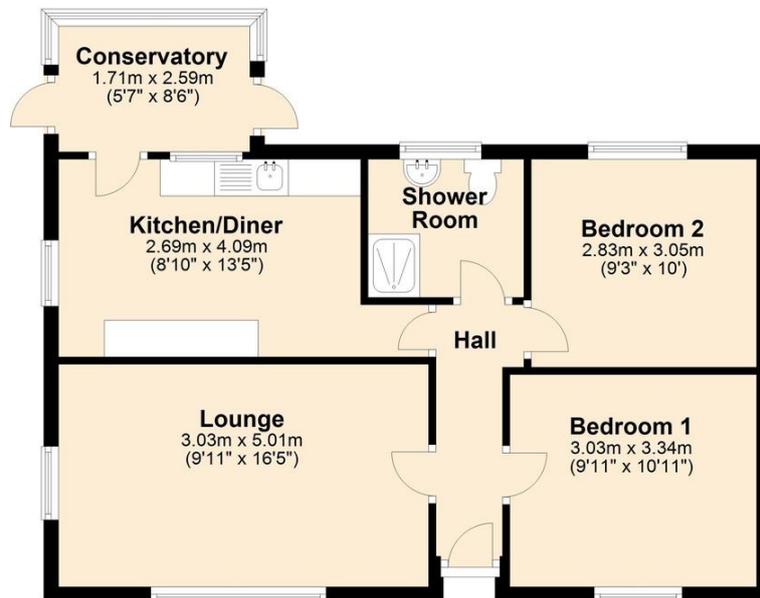
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Ground Floor

Approx. 59.8 sq. metres (643.5 sq. feet)



Total area: approx. 59.8 sq. metres (643.5 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

