

4 Ashfield

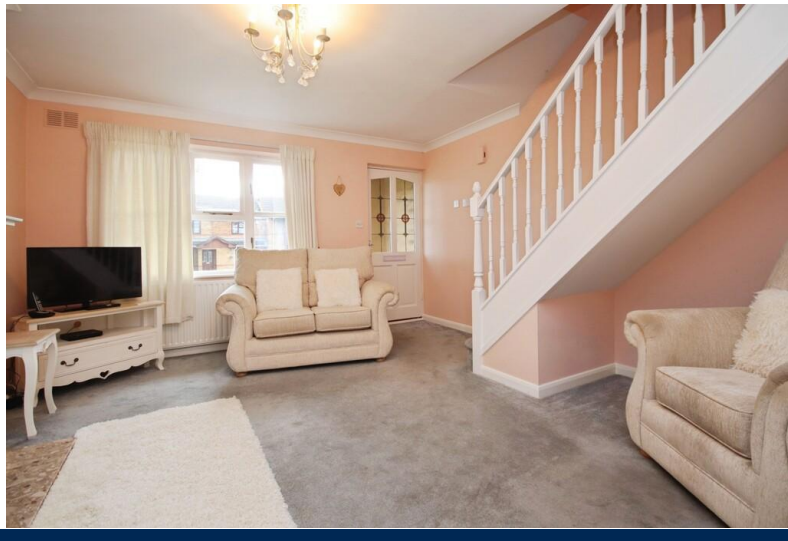
Sturton By Stow, Lincoln, LN1 2BN

Book a Viewing!

£159,950

Two-bedroom mid-terraced home offered for sale with no onward chain and fantastic potential for modernisation. An excellent opportunity for first-time buyers or investors looking to put their own stamp on a property, with the added benefit of two allocated parking spaces and a low-maintenance garden.





Ashfield, Sturton By Stow, Lincoln, LN1 2BN







LOCATION

Ashfield is situated within the popular village of Sturton By Stow, offering a pleasant village setting whilst remaining conveniently positioned for access to both Lincoln and Gainsborough. The village benefits from a range of everyday amenities, including a Co-op Food store and Sturton By Stow Primary School, both of which are within easy walking distance of the property. The location is particularly well suited to those looking to enjoy village living whilst remaining within approximately a 15-minute drive of both Lincoln and Gainsborough, providing access to a wider range of shopping, leisure and transport facilities.









ACCOMMODATION

LOUNGE
13' 9" x 12' 9" (4.19m x 3.89m) A comfortable reception room with window to the front aspect, radiator, stairs rising to the first floor landing and an electric fire with mantel surround.

KITCHEN/DINER
12' 9" x 9' 4" (3.89m x 2.84m) Fitted with a range of wall-mounted cupboards and base units with complementary work surfaces and tiled splashbacks. The kitchen incorporates a gas hob with extractor over, electric oven, space for a fridge/freezer, ample room for a family dining table, laminate flooring, radiator and a window overlooking the rear garden.

UTILITY ROOM
A useful separate utility space fitted with additional worktop space and storage units.
There is plumbing and space for a washing machine, a 1½ bowl sink with mixer tap, a wall-mounted boiler, laminate flooring continues through from the kitchen, window and a rear door provides access to the garden.

FIRST FLOOR LANDING
Providing access to both bedrooms and the family bathroom. The landing also benefits from a built-in airing cupboard housing the hot water cylinder and access to the loft space.

BEDROOM 1
12' 9" x 9' 10" (3.89m x 3m) A generous front facing double bedroom with window to the front aspect, radiator and useful built-in wardrobe storage.

BEDROOM 2
10' 1" x 6' 5" (3.07m x 1.96m) A further double bedroom with window overlooking the rear aspect, radiator and built-in cupboard storage.

BATHROOM
With a three-piece suite comprising panelled bath with hot and cold taps, WC and wash hand basin with vanity storage, tiled splashbacks, radiator, extractor and a frosted window.

OUTSIDE
The property benefits from an enclosed and relatively low-maintenance rear garden incorporating lawned and gravelled areas, together with access to a communal passageway. To the front there is a lawned garden with pathway leading to the covered entrance porch. The property also benefits from two off-road parking spaces, a valuable feature for a property of this type.





KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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

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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.

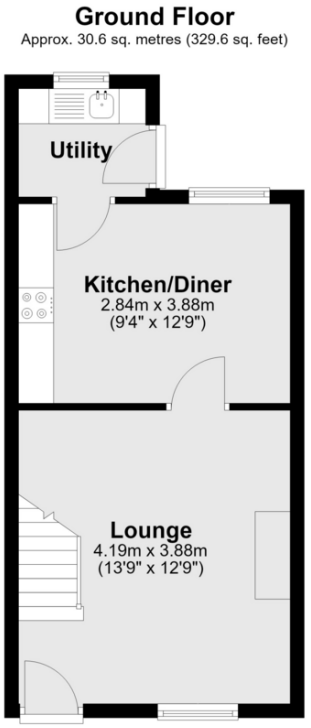
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

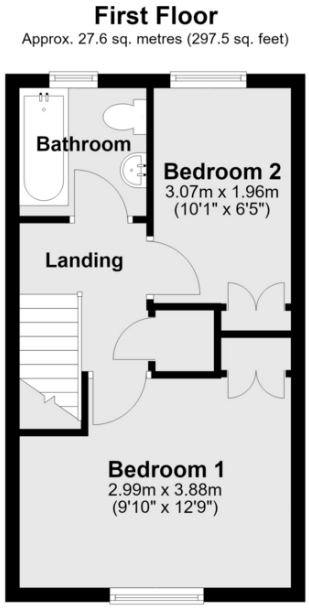
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 58.3 sq. metres (627.1 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

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