



**Home Farm Cottage,  
Sturton, Scawby,  
Lincolnshire, DN20 9DL**

Asking Price: £275,000

EPC: F (31)  
Council Tax - C  
To be advised



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**



### Accommodation Summary:

- A TRADITIONAL BRICK & STONE BUILT DETACHED HOUSE
  - NO UPWARD CHAIN
- HIGHLY SOUGHT AFTER VILLAGE SETTING
  - EXCELLENT SCOPE FOR MODERNISING OR EXTENDING (subject to consent)
  - 3 RECEPTION ROOMS
- FITTED KITCHEN & BATHROOM
  - 3 DOUBLE BEDROOMS
- GENEROUS LAWNED GARDENS

### Description:

'Home Farm Cottage' is a charming brick and stone built detached cottage peacefully set within the rarely available village of Sturton. The property requires a scheme of improvements and updates yet provides excellent scope. The accommodation comprises, central entrance hallway, front living room and separate sitting room, formal dining room leading to a fitted kitchen. The first floor has a central landing leading to 3 double bedrooms and a family bathroom. A generous plot comes principally lawned with a side driveway allowing parking. Attached is a brick built garden store.

### Rooms:

**Central Entrance Hallway** 13' x 6' (3.96m x 1.83m). Side single glazed and panelled entrance door and staircase to the first floor accommodation with understairs storage.



**Living Room** 14'4" x 11'11" (4.37m x 3.63m). Benefits from a dual aspect with front and side metal casement windows, feature multi fuel cast iron stove within a brick chamber, projecting raised flagged hearth, wooden beam and mantel and meter box cupboard.



**Sitting Room** 10'3" x 11'10" (3.12m x 3.6m). Enjoying a dual aspect with front and side metal casement single glazed windows.



**Dining Room** 13' x 10'9" (3.96m x 3.28m). Side single glazed metal casement window, laminate flooring and doors through to;

**Kitchen** 5'11" x 17'1" (1.8m x 5.2m). Two side metal casement windows, rear hardwood entrance door, a range of shaker style fitted kitchen furniture with butcher block effect worktop incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, space for appliances, concealed Valliant gas central heating boiler and tiled flooring.



**First Floor Central Landing** 13'1" x 6'1" (4m x 1.85m). Side metal casement single glazed window, open spell balustrading and loft access.

**Master Bedroom 1** 14'3" x 11'9" (4.34m x 3.58m). Front metal cased single glazed window and built-in wardrobe.





**Front Double Bedroom 2** 10'3" x 11'9" (3.12m x 3.58m). Front metal casement single glazed window and built-in wardrobe.

**Double Bedroom 3** 13'1" x 10'10" (4m x 3.3m). Side metal casement single glazed window and built-in wardrobe.

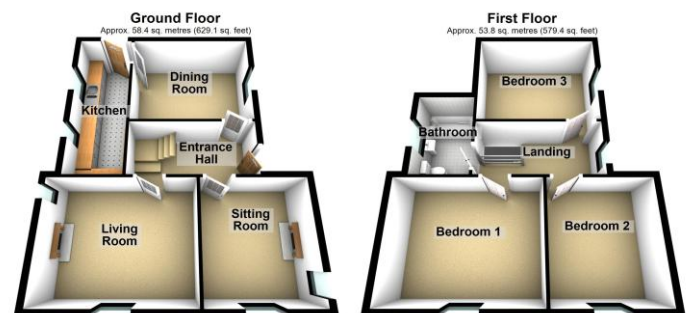
**Bathroom** 5'11" x 8'11" (1.8m x 2.72m). Side metal casement single glazed window with patterned glazing, a three piece suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath with surrounding tiled walls and laminate flooring.

**Grounds** To the front the property has as a shallow lawned garden behind a bricked boundary wall with vehicular access to the side on a lightly stoned drive providing sufficient parking for a number of vehicles and could be extended into the side lawned garden if required. To the rear of the property is a hard standing seating area with steps up to a lawned garden with surrounding and hedged boundaries with open views.

**Outbuilding** Adjoining the side of the property there is a brick out house and outside toilet.

**Double Glazing** The property benefits from single glazed and doors.

**Central Heating** There is a Valliant gas fired central heating system to radiators.



Total area: approx. 112.3 sq. metres (1208.5 sq. feet)