



15 Church Road
Stow, Lincolnshire, LN1 2DE

Guide Price
£135,000

2 Bedroom Semi-Detached House

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- Character Cottage
- 2 Double Bedrooms
- Living Room, Dining Room
- Conservatory
- Fitted Kitchen
- Gardens
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 15 Church Road, Stow, Lincolnshire, LN1 2DE](#)



Overview

For Sale by Modern Method of Auction - T & Cs Apply

Pygott and Crone are delighted to present this charming character cottage located in the heart of the Lincolnshire village of Stow approximately 10 miles from the City of Lincoln.

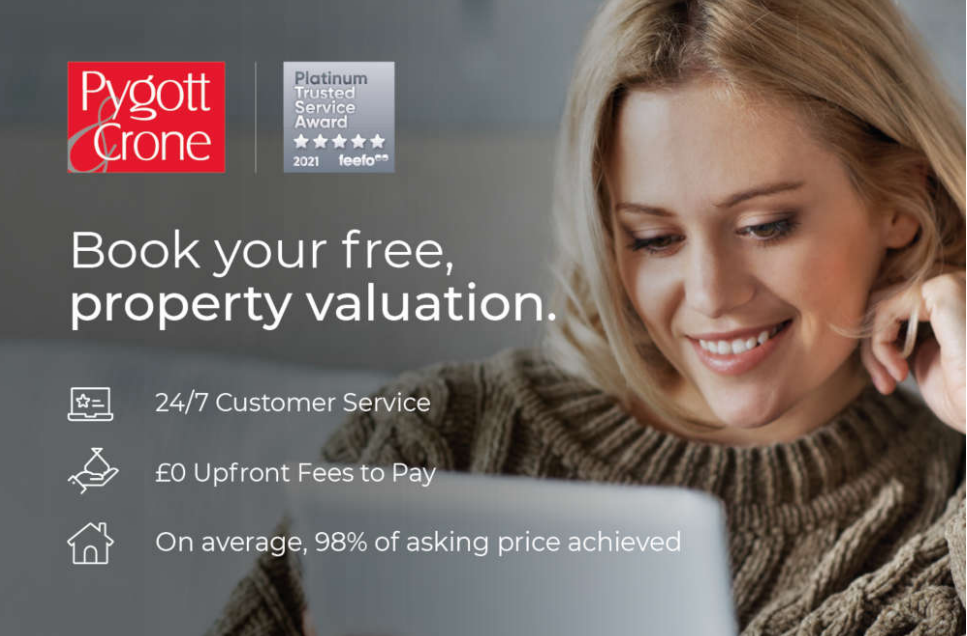
The property boasts spacious living accommodation comprising, Entrance Hallway, Lounge, Dining Room, fitted Kitchen, Conservatory. First floor having two double bedrooms and family bathroom. The property further benefits from uPVC double glazing and air source heat pump. Outside there is a good sized lawned garden to the rear.



The historic village of Stow is renowned for St Marys Church which is known as the mother church to Lincoln Cathedral, parts of which date from 975AD when it was the minster church for the Saxon Kingdom of Lindsey. The village also boasts the popular Cross Keys public house, restaurant and a post office. It is easily accessible for Lincoln with its range of facilities and selection of excellent schools including Lincoln Minster School, Priory LSST or Gainsborough with its Queen Elizabeth Grammar School. Nearby Sturton by Stow has a primary school




Agent's Note: The front garden is owned by the neighbour, although access rights are in place. Parking is available on-street. The seller has also informed us that spray foam insulation is present in the loft, which may affect mortgage lending on the property. For further information, please contact our office on 01522 568822





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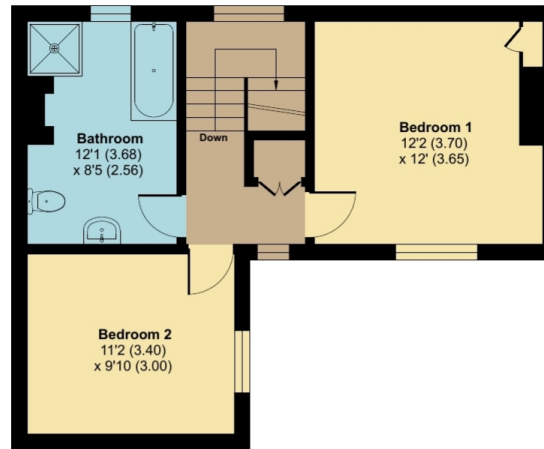
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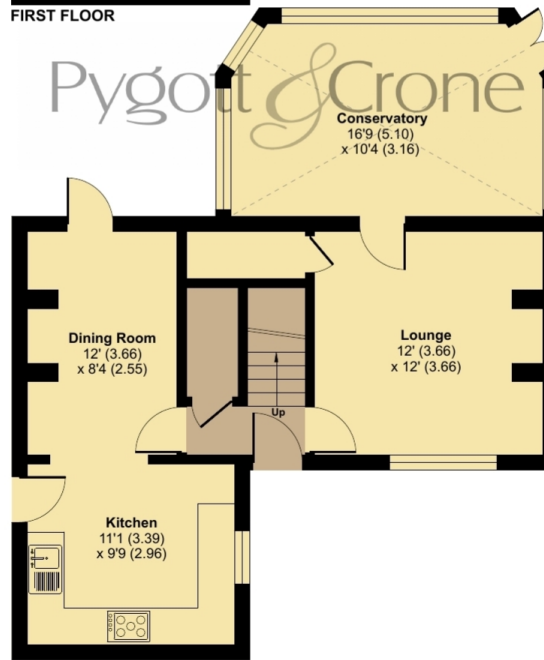
Church Road, Stow, Lincoln, LN1

Approximate Area = 1073 sq ft / 99.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Pygott & Crone. REF: 1225980

BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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Bianca van Tonder
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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is on the market with our Lincoln branch

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