



Hendrix, 65 Wragby Road Sudbrooke, Lincoln, LN2 2QX

£1,470,000

Very rarely does a house of this calibre and understated elegance come onto the open market. This is a truly unique executive home that manages to combine comfortable family living with stunning design. Hendrix commands attention and rightly so - with extensive and well planned internal living accommodation spread over three floors, totalling over 4800sqft, the property includes a detached two bedroom annex, a large indoor heated swimming pool complex and a separate home office/gym all set back in grounds of 1.1Acres(STS). There are powder coated aluminium windows throughout, solar panels, photovoltaic panels and air source heat pumps installed at this property. Heavy Solid wooden front doors open into the impressive reception hallway where the eye is immediately drawn upwards following the lines and shapes created by the bespoke staircase and then from the hallway double doors lead to the dual aspect lounge with log burner and further doors to the snooker /dining room, laundry room, WC, study and kitchen where you will find a pantry and walk-in fridge and bifold doors which take you back through to the sitting room. Following the gentle curves of the staircase will take you to the first and second floors, the galleried landings to each level offering impressive and versatile spaces that can be utilised as reading areas or snugs where best to further enjoy the bright and beautiful outlook. An exterior wraparound balcony compliments the first floor with French doors leading from the landing and the two rear bedrooms. There is a luxury family bathroom and four double bedrooms - each with their own dressing room and access to two Jack and Jill en-suite shower rooms. The stairs then lead up to the second floor landing with a small door to the first large attic which runs the length of the house and then double doors through to the master suite. The master bedroom has its own sizeable balcony, an array of built-in wardrobes and cupboards, one of which hides the entry into the second attic space. Through to the dressing area, en-suite and further sitting area with an impressive view and currently used as a study/ studio. The detached annex bungalow offers a perfect self-contained space for a multiple of uses and consists of modern, well presented and designed living accommodation to include entrance hall, open plan living dining kitchen, WC, utility room, two double bedrooms and a Jack and Jill shower room. The pool house has a large heated swimming pool, Sauna, two showers, WC, changing rooms, plant room and to one side, a separate office/gym. Externally the property is tucked away behind bespoke electric gates, a circular driveway, parking for multiple vehicles and well established landscaped wraparound grounds extending the 1.1 acres(STS) and include woodland, formal lawns, ponds, water features, extensive raised decked seating areas and a gravelled Boules area. This well-known property is like no other and the design and attention to detail given in its renovation make it exceptional. HENDRIX is certainly a name to remember and a presence to match. (A sprinkler/misting system is installed in line with new building regulations).

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SERVICES

Mains Electricity, Water and Drainage. Air Source Heat Pump. Electric Heating. Underfloor Heating (where stated). Powder coated aluminium windows throughout the house. A sprinkler/misting system is installed in line with new building regulations

EPC RATING – B.

COUNCIL TAX BAND – F

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is located within the popular village of Sudbrooke, approximately four miles Northeast of Lincoln, with easy access to Lincoln City Centre and convenient access to schooling of all grades, shops and leisure facilities in Uphill Lincoln and the neighbouring villages.



ACCOMMODATION

RECEPTION HALL

With windows and doors to the front aspect, exposed wood flooring with underfloor heating, feature open stairwell, doors to the study, rimless WC, utility room and games room/dining room and double doors to the lounge.

KITCHEN/DINER

28' 9" x 12' 9" (8.78m x 3.89m) , with windows to the front aspect, sliding doors to the side aspect giving access to the outside entertainment area, Bi-folding doors to the lounge, tiled flooring with underfloor heating, fitted with a range of modern base units and drawers with granite work surfaces over, two sinks with mixer taps and hot water dispenser, water softener, Wall cupboards fitted to one wall, Neff induction hob, AEG double ovens, combination microwave oven, Neff fridge freezer, dishwasher, wine cooler, central island, granite tiled flooring and sliding access door to the pantry and walk-in fridge.



LOUNGE

15' 9" x 30' 1" (4.82m x 9.19m) , with sliding doors to the rear garden, windows overlooking the rear and side aspects, Log Burner, parquet wooden flooring with underfloor heating and door to the games room/dining room.

WC

3' 6" x 6' 6" (1.09m x 2.00m) , with window to the rear aspect, tiled flooring with underfloor heating and suite to comprise of wall hung rimless WC and wash hand basin.



UTILITY ROOM

7' 1" x 11' 6" (2.17m x 3.51m) , with door to the side aspect, fitted with a range of base units and drawers with work surfaces over and sink unit and drainer with mixer tap above.

GAMES ROOM/DINING ROOM

24' 3" x 13' 5" (7.41m x 4.09m) , with parquet wooden flooring with underfloor heating, windows overlooking the rear and side aspects, door to the lounge, door to hall and spotlights to the ceiling.

STUDY

7' 5" x 11' 6" (2.28m x 3.51m) , with window to the front aspect, wooden flooring with underfloor heating and LED spotlights.

FIRST FLOOR LANDING

27' 3" x 18' 9" (8.33m x 5.73m) , with multiple spacious seating areas, access to four Bedrooms and luxury family bathroom, open stairwell leading to the second floor landing, windows and double doors to the front aspect and access to the balcony.





BEDROOM

15' 1" x 13' 9" (4.60m x 4.20m) , with window to the front aspect, underfloor heating, feature curved wall and door to a dressing room.

DRESSING ROOM

7' 9" x 10' 0" (2.37m x 3.07m) , with window to the side aspect and door to the Jack and Jill En-suite shower room.

JACK AND JILL EN-SUITE

7' 9" x 10' 0" (2.38m x 3.07m) , with window to the side aspect, feature brick glass wall, underfloor heating, walk-in shower with green marble base, rimless WC and wash hand basin in a bespoke unit with green marble worktop.



BEDROOM

12' 1" x 15' 7" (3.70m x 4.76m) , with window to the front aspect, feature curved wall and underfloor heating.

DRESSING ROOM

6' 4" x 5' 11" (1.95m x 1.82m) , with door to bedroom.

BEDROOM

13' 1" x 13' 8" (3.99m x 4.19m) , with windows and double doors to the rear, feature brick glass wall, underfloor heating and archway to the dressing room.

DRESSING ROOM

6' 9" x 14' 4" (2.06m x 4.38m) , with window to the side aspect and door to the en-suite.



JACK AND JILL EN-SUITE

6' 6" x 8' 7" (2.00m x 2.64m) , with window to the side aspect, feature brick glass wall, underfloor heating, suite to comprise of shower with multi flow feature shower unit and marble base, rimless WC and wash hand basin in a bespoke unit with cream marble worktop.

DRESSING ROOM

4' 8" x 9' 3" (1.44m x 2.83m) , with door to bedroom.

BEDROOM

11' 8" x 12' 11" (3.56m x 3.96m) , with window to the front aspect and underfloor heating.



FAMILY BATHROOM

11' 8" x 13' 3" (3.57m x 4.05m) , with window to the rear aspect, feature brick glass wall, suite to comprise of bath, separate shower cubicle with multi flow feature shower unit and black marble base, rimless WC and wash hand basin and gray quartz tiled flooring with underfloor heating and gray quartz partly tiled walls.

SECOND FLOOR GALLERIED LANDING

With short access door to the large attic space (which runs the full length on the house) and double doors to the main bedroom.



MAIN BEDROOM

12' 9" x 19' 10" (3.91m x 6.07m) , with windows and double doors to the balcony with views over the garden, a range of fitted wardrobes, hidden access to the second attic, air-condition unit (both hot and cold), underfloor heating and archway leading to the dressing room.

BALCONY

4' 7" x 17' 0" (1.41m x 5.20m)

DRESSING ROOM

6' 6" x 11' 8" (2.00m x 3.57m)

EN-SUITE

10' 0" x 12' 4" (3.05m x 3.76m) with Velux window to the ceiling, tiled flooring, walk-in shower with multi flow feature shower unit, black marble base and feature glass brick wall, bespoke his and hers sink unit and marble worktop, Japanese style bath, tiled flooring and electronically controlled opaque glass wall leading to the sitting room/study.



SITTING ROOM/STUDY

6' 6" x 20' 2" (2.00m x 6.16m) , with huge full height feature window to the front aspect with views over the front garden and Velux windows.

OUTSIDE

To the front of the property there is a garden wall, electric sliding gates, circular driveway, parking bays, circular lawn area, water feature, deck, pond, green house and woodland area. To the side of the property there is gated access, space for hot tub, pond with filtration system, decorative gravelled beds, decked area, outside lighting, bowls area and leading to the pool room. To the rear of the property there is extensive lawned gardens with mature shrubs, trees and a Summer House.



SWIMMING POOL HOUSE

51' 3" x 33' 5" (15.63m x 10.21m), with sliding doors to the front and rear aspects, windows to all aspects with views over the garden, sliding doors to the office and heated swimming pool measuring approx. 4m x 12m.

SAUNA ROOM - 9' 1" x 8' 2" (2.78m x 2.51m)

PLANT ROOM - 4' 1" x 6' 10" (1.25m x 2.10m)

WC

With WC and wash hand basin

CHANGING ROOMS

7' 7" x 8' 2" (2.33m x 2.51m), with shower and two dressing areas.





ANNEX

HALLWAY

With wood flooring and storage cupboard.

CLOAKROOM/WC

6' 1" x 4' 2" (1.87m x 1.28m), with close coupled WC, wash hand basin in a vanity unit and double glazed window to the side aspect.

OPEN PLAN LOUNGE KITCHEN DINER

24' 8 (max)" x 20' 11 (max)" (7.52m x 6.38m), fitted kitchen area with a range of wall and base units with work surfaces over, central island unit with drawer units below, 1 ½ bowl sink unit with side drainer and mixer tap above, integrated fridge and dishwasher, electric oven and hob with extractor fan over, double glazed window to the side aspect, double glazed bi-folding doors to the rear aspect, spotlights and wood flooring.

UTILITY ROOM

9' 0" x 7' 4" (2.75m x 2.26m), with work surface and space for washing machine below, stainless steel sink unit with side drainer and mixer tap above, double glazed window to the side aspect, spotlights and tiled floor.

BEDROOM 1

12' 4" x 12' 0" (3.76m x 3.66m), with double glazed window to the rear aspect, wood flooring and spotlights.

BEDROOM 2

12' 4" x 8' 9" (3.76m x 2.67m), with double glazed window to the side aspect, wood flooring and spotlights.

JACK AND JILL SHOWER ROOM

7' 6" x 7' 4" (2.29m x 2.26m), fitted suite to comprise of shower cubicle with rainfall shower, close coupled rimless WC and wall mounted wash hand basin, spotlights, fully tiled walls and tiled flooring.

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.ie

SELLING YOUR HOME - HOW TO GO ABOUT IT

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REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Battersidge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers 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.

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

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is €542. In addition Westlaby Financial Services will pay between €30 and €300 commission to the individual member of staff who generated the appointment.

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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 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 work out the costs 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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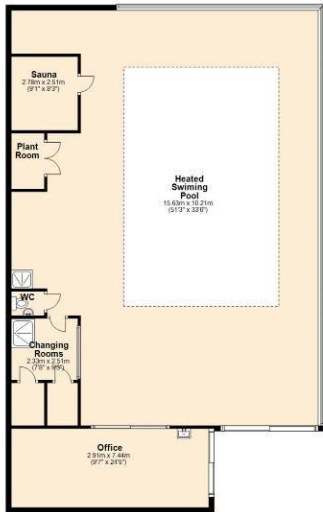
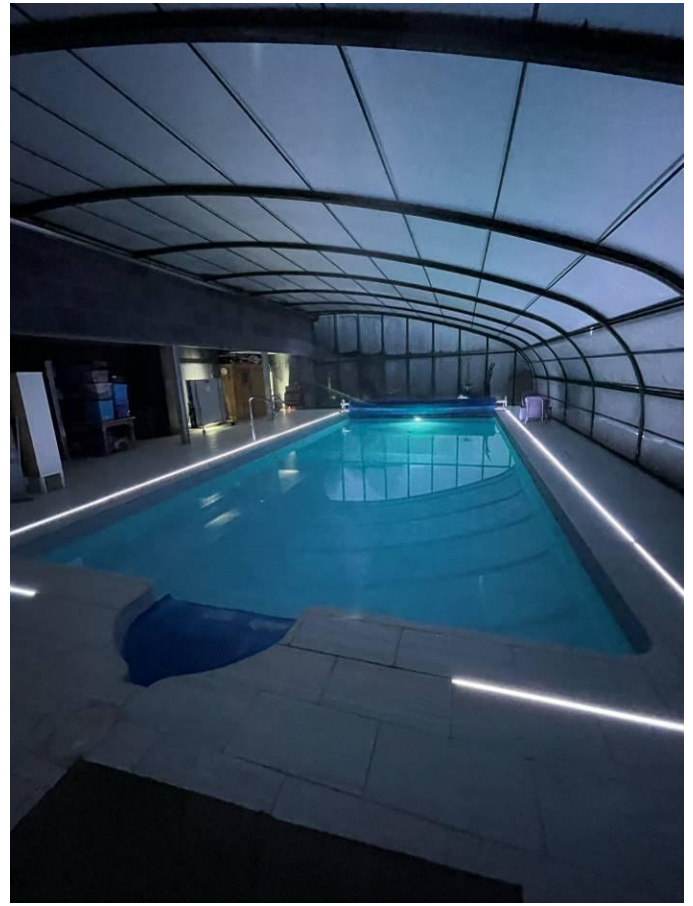
Ground Floor
Approx. 73.2 sq. metres (787.9 sq. feet)



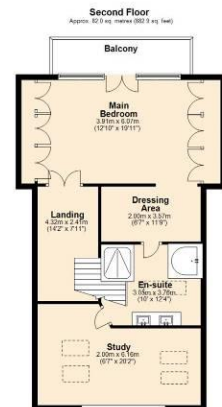
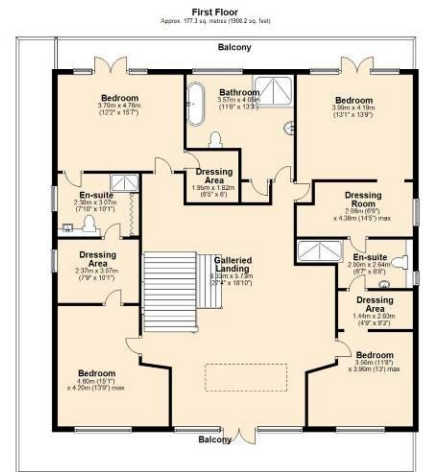
Total area: approx. 73.2 sq. metres (787.9 sq. feet)

For illustration purposes only.
Plan produced using PlanIt.





Ground Floor
Approx. 261.6 sq. metres (2583 sq. feet)



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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.