



40 Windsor Close

Sudbrooke, Lincoln, LN2 2YD



Book a Viewing!

£255,000

Situated in a fantastic position at the end of a quiet cul-de-sac within the popular village of Sudbrooke, to the North of the Cathedral City of Lincoln, a three Bedroom detached bungalow with well-presented accommodation comprising of Hall, Lounge, Kitchen, spacious Conservatory with roof lantern, three Bedrooms, master with En-suite Shower Room and family Bathroom. Outside there are beautiful landscaped front and rear gardens, a driveway for multiple vehicles and a single garage. Viewing of this property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — C.

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 North East 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

HALL

With tiled flooring, three storage cupboards and radiator.

LOUNGE

16' 2" x 11' 10" (4.93m x 3.61m) With double glazed bay window to the front aspect, double glazed window to the side aspect, laminate flooring and two radiators.

KITCHEN

12' 4" x 8' 11" (3.76m x 2.74m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap, electric oven and gas hob with extractor fan over, spaces for washing machine, dishwasher and fridge freezer, radiator and double glazed French doors to the conservatory.

CONSERVATORY

25' 7" x 8' 8" (7.80m x 2.65m) With double glazed French doors to the rear garden, impressive roof lantern, spotlights, wall mounted heater, spotlights and tiled flooring.

BEDROOM 1

12' 5 (max)" x 11' 10" (3.78m x 3.61m) With double glazed window to the rear aspect, laminate flooring and radiator.

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, laminate flooring, radiator and double glazed window to the side aspect.

BEDROOM 2

9' 11" x 9' 7" (3.04m x 2.93m) With a range of fitted wardrobes, double glazed window to the front aspect, laminate flooring and radiator.

BEDROOM 3

8' 11" x 7' 9" (2.73m x 2.38m) With double glazed window to the side aspect, laminate flooring and radiator.

BATHROOM

Fitted with a three piece suite comprising of p-shaped bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, laminate flooring, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property is a landscaped garden with gravelled area with mature shrubs inset. There is a gravelled driveway providing off street parking for multiple vehicles and access to the single garage. The garage has up and over door to the front, light and power. To the rear is a landscaped garden with paved and gravelled areas and mature shrubs.





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

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co 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.

CWH, J Walter and Calum Lyman 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.

Claverings will be able to provide information and services they offer relating to removals. 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.

BUYING YOUR HOME

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 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 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. 112.8 sq. metres (1213.7 sq. feet)



Total area: approx. 112.8 sq. metres (1213.7 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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

