



# **40 Windsor Close**

Sudbrooke, Lincoln, LN2 2YD



Book a Viewing!

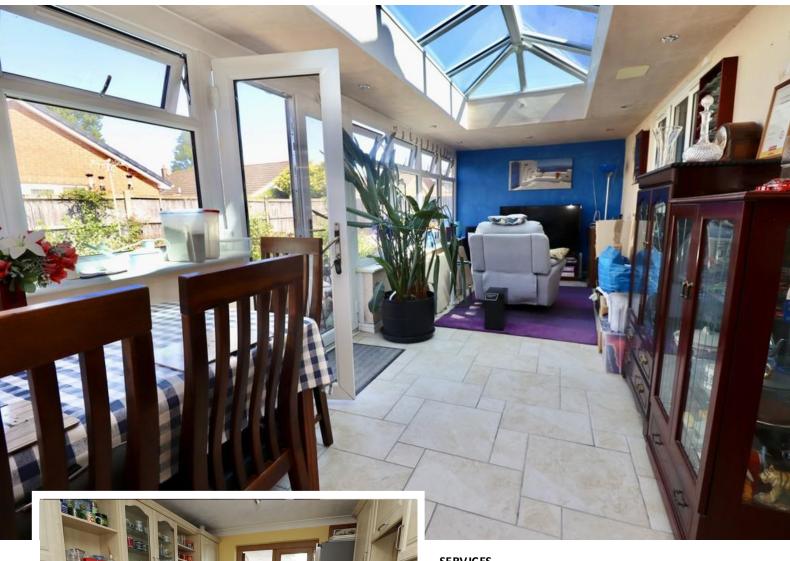
# £255,000

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.





## 40 Windsor Close, Sudbrooke, Lincoln, LN2 2YD



### **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.









#### **ACCOMODATION**

#### 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 2.65 m) 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

 $8'\ 11''\ x\ 7'\ 9''\ (2.73\ m\ x\ 2.38\ m)$  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
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CWH, J Walter and Callum 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 t o £125.

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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 be lieved to be accurate but are given as a general guide and should be tho roughly checked.

GENERAL

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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 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.

