



**7 Sibthorpe Drive,
Sudbrooke, LN2 2RQ**



Book a Viewing!

£350,000

An extended Five Bedroom Detached Family Home, situated within the popular village of Sudbrooke. The accommodation could benefit from some updating and comprises of Porch, Hall, Cloakroom/WC, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, Sun Room and a First Floor Landing leading to five spacious Bedrooms, master with En-suite Shower Room and a Family Bathroom. The property has a driveway, double garage and front garden. To the rear of the property there is a private and established rear garden. Viewing is highly recommended to appreciate the potential on offer. NO CHAIN.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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 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

PORCH

With double glazed windows to the front aspect.

HALL

With staircase to the first floor and radiator.

LOUNGE

24' 1" x 11' 10" (7.36m x 3.61m) With double glazed bow window to the front aspect, double glazed sliding patio doors to the conservatory, stone fireplace and two radiators.

DINING ROOM

11' 10" x 9' 10" (3.62m x 3.02m) With window to the front aspect and radiator.

CLOAKROOM/WC

Fitted with close coupled WC and pedestal wash hand basin, tiled walls, window to the rear aspect and radiator.

KITCHEN

11' 10" x 9' 10" (3.61m x 3.00m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, space for range cooker, tiled splashbacks, laminate flooring, radiator and double glazed window to the rear aspect.



LOBBY

With door to the rear sun room and personnel door to the garage.

UTILITY ROOM

Fitted with a range of wall and base units, steel sink with side drainer and hot and cold taps, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, tiled splashbacks, double glazed window to the rear aspect and radiator.



CONSERVATORY

26' 8" x 10' 5" (8.15m x 3.18m) With two sets double glazed French doors to the rear garden and ceiling fan.

SUN ROOM/LEAN TO

With double glazed windows to the side and rear aspects and door to the garden.

FIRST FLOOR LANDING

With double glazed window to the front aspect.





BEDROOM 1

15' 1" x 13' 5" (4.62m x 4.09m) With a range of fitted bedroom furniture, including wardrobes, over bed storage, bedside tables and dressing table, double glazed window to the front aspect and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising a shower cubicle, wash hand basin in a vanity style unit and close coupled WC, walk-in storage cupboard, tiled walls and flooring, radiator and double glazed window to the rear aspect.

BEDROOM 2

15' 4" x 9' 10" (4.69m x 3/30m) With double glazed window to the rear aspect and radiator.



BEDROOM 3

10' 5" x 10' 0" (3.18m x 3.05m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

10' 2" x 9' 10" (3.10m x 3.02m) With double glazed window to the front aspect and radiator.

BEDROOM 5

10' 9" x 8' 5" (3.29m x 2.58m) With double glazed window to the front aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled walls, radiator and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a lawned garden with shrubs inset. There is a driveway providing off street parking for multiple vehicles and access to the garage. The integral double garage has an electric up-and-over door to the front, window to the side, personnel door to the lobby, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with mature shrubs and garden shed.





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 mumdys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & 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 and J Walter 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.

Coverings 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.

Mundy's Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundy's 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.

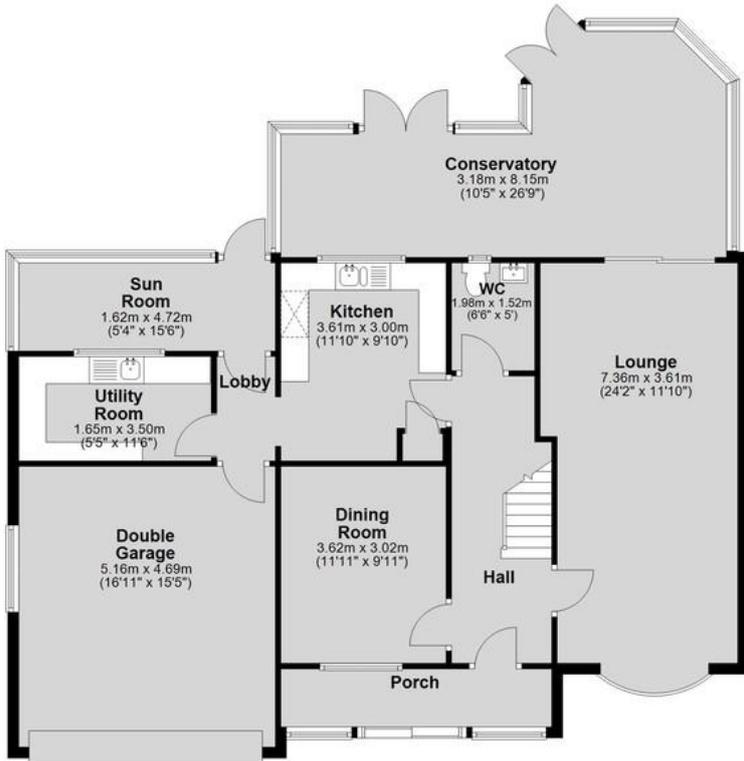
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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:

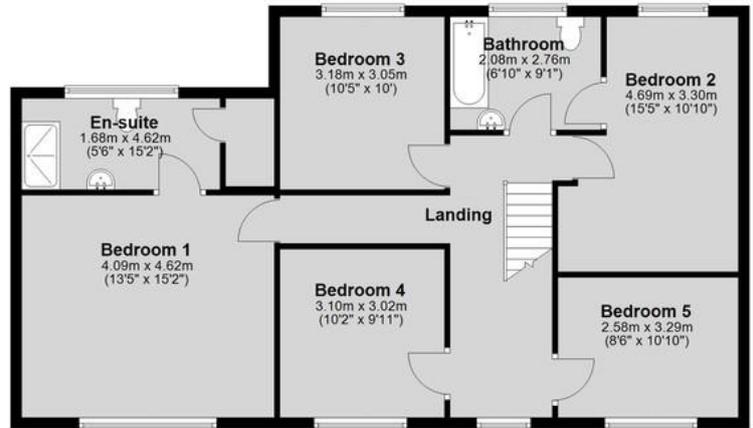
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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. 134.0 sq. metres (1442.1 sq. feet)



First Floor
Approx. 107.1 sq. metres (1153.0 sq. feet)



Total area: approx. 241.1 sq. metres (2595.1 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.



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