



2 Chestnut Drive Sudbrooke, LN2 2RB



Book a Viewing!

£400,000

Situated in a peaceful position within the ever popular village of Sudbrooke, just North of the historic Cathedral City of Lincoln, this spacious and much improved Four Bedroom Detached Dormer Bungalow offers beautifully presented and versatile living accommodation throughout. The accommodation comprises a welcoming Entrance Hall, generous Lounge and Dining Room, modern fitted Kitchen with integrated appliances and a bright Conservatory overlooking the garden. There are Three well proportioned Bedrooms to the Ground Floor, complemented by a stylish four piece Family Bathroom and an additional Cloakroom/WC. To the First Floor, a Landing leads to a spacious Fourth Double Bedroom complete with fitted wardrobes, creating an ideal principal or guest suite. Externally, the property enjoys beautifully maintained gardens to both the front and rear, a generous driveway providing ample off-street parking, and a double garage. Viewing is highly recommended to fully appreciate the space, flexibility and quality of accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

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

ENTRANCE HALL

With Amtico flooring, storage cupboard and radiator.

LOUNGE

16' 11" x 14' 4" (5.17m x 4.38m) With gas fire set within a feature fireplace, double glazed windows to the front and side aspects and radiator.

DINING ROOM

10' 0" x 9' 11" (3.07m x 3.04m) With staircase to the first floor, double glazed windows to the front aspect and radiator.



KITCHEN

22' 3 (max)" x 10' 11 (max)" (6.78m x 3.33m) Fitted with a stylish range of wall and base units with oak work surfaces over, ceramic 1½ bowl sink with side drainer and instant hot and cold water tap over, twin eye level electric ovens, induction hob with extractor fan over, integrated fridge freezer, dishwasher and washing machine, towel rail, radiator, glass splashback, Amtico flooring, spotlights, two double glazed windows to the rear aspect, door to the rear garden and personnel door to the garage.

CLOAKROOM/WC

With close coupled WC, wash hand basin, tiled walls, Amtico flooring and double glazed window to the rear aspect.



BEDROOM 2

10' 10" x 10' 0" (3.31m x 3.07m) With double glazed window to the front aspect and radiator.

BEDROOM 3

11' 0" x 8' 7" (3.36m x 2.63m) With double glazed window to the rear aspect and radiator.

BEDROOM 4/SITTING ROOM

13' 11" x 10' 11" (4.25m x 3.35m) With double glazed French doors to the conservatory and radiator.

CONSERVATORY

14' 0" x 12' 5" (4.28m x 3.80m) With double glazed French doors to the rear garden, Evocore laminate flooring and radiator.



BATHROOM

7' 10" x 7' 6" (2.39m x 2.29m) Fitted with a four piece suite comprising of walk-in shower cubicle, bath tub, close coupled WC and wash hand basin, chrome towel radiator, tiled walls, spotlights and double glazed window to the rear aspect.



FIRST FLOOR LANDING

BEDROOM 1

14' 9" x 13' 11" (4.52m x 4.26m) With double glazed window to the front aspect, a range of fitted bedroom furniture including wardrobes, bedside tables and drawers, access to loft storage space and radiator.

OUTSIDE

To the front of the property there is a lawned garden with gravel edged borders and flowerbeds inset. There is a driveway providing off-street parking and access to the double garage. The garage has electric roller door to the front, personnel door to the kitchen, wall mounted gas fired central heating boiler, light and power. Electric car charging point to the side of the garage. To the rear of the property there is a generous enclosed garden laid mainly to lawn with patio seating areas, garden shed, gravelled borders, mature shrubs and flowerbeds.

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

CMH, 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 to £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

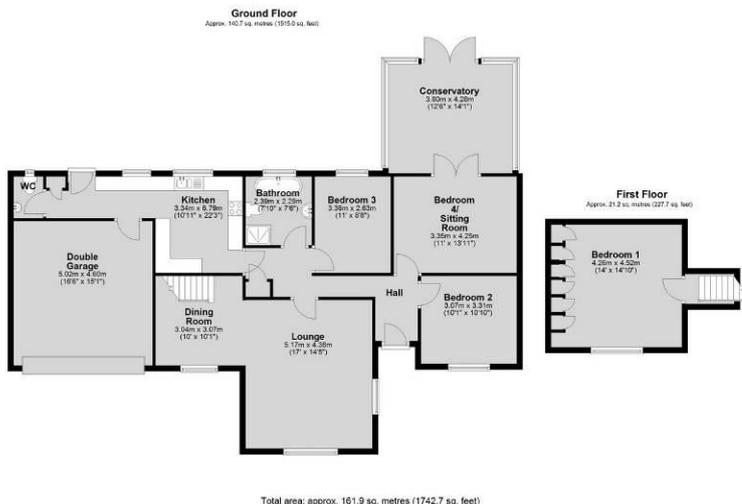
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

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