



**16 Main Drive**  
Sudbrooke, Lincoln, LN2 2QY



Book a Viewing!

**£105,000**

50% Shared Ownership - An Excellent opportunity to purchase an immaculate Two Bedroom Semi Detached House located in the popular village of Sudbrooke, to the North of the Cathedral City of Lincoln. The property offers living accommodation comprising of an Entrance Hall, Cloakroom/WC, Open Plan Living/Kitchen/Diner and First Floor Landing leading to Two Double Bedrooms and Bathroom. Outside, to the front there is a lawned garden and a Tarmac driveway providing off street parking for multiple vehicles. To the rear there is a generous enclosed lawned garden. Early viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – B.

**COUNCIL TAX BAND** – B.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Leasehold.

**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.



## SHARED OWNERSHIP / LEASEHOLD INFORMATION

Length of Lease - TBC

Years Remaining on Lease - TBC

Monthly Rent - £283.26pcm

Lease Management Fee - £27.48pcm

Building Insurance Premium - £8.72pcm

Estate Charge - £34.81pcm

Rent and Other Charges Reviewed - Annually

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

## ACCOMMODATION

### ENTRANCE HALL

With laminate flooring and radiator.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, laminate flooring, spotlights, radiator and double glazed window to the front aspect.

### OPEN PLAN LIVING KITCHEN DINER

26' 11" x 13' 11" (8.22m x 4.26m) Kitchen fitted with a modern range of wall and base units with work surfaces over, integrated fridge, freezer and washing machine, electric oven with gas hob with extractor hood over and wall mounted gas fired central heating boiler. The kitchen area has laminate flooring, inset spotlights, a breakfast bar, double glazed windows to both the front and rear aspects and double glazed French doors to the rear garden. A staircase rises to the first floor with a useful under stairs storage cupboard, together with two radiators.

### FIRST FLOOR LANDING

With radiator.

### BEDROOM 1

14' 0" x 9' 3" (4.27m x 2.82m) With two double glazed windows to the rear aspect and radiator.

### BEDROOM 2

14' 0" x 9' 3" (4.27m x 2.84m) With two double glazed windows to the front aspect, fitted wardrobe, storage cupboard and radiator.

### BATHROOM

7' 7" x 6' 8" (2.32m x 2.05m) Fitted with a three piece suite comprising of a panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, tiled splashbacks, laminate flooring, chrome towel radiator and double glazed window to the side aspect.





## OUTSIDE

To the front of the property there is a lawned garden. There is a Tarmac driveway providing off street parking for multiple vehicles. To the rear there is a generous enclosed garden laid mainly to lawn with patio seating area and decked seating area with pergola over.

### 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](http://mundys.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, 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.

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.

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 MMRICS.

### 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

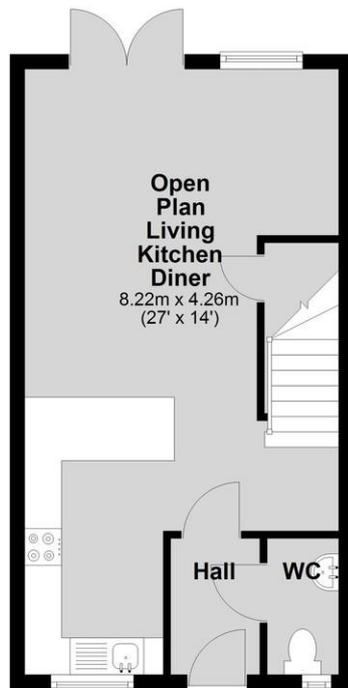
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 a spot verified.

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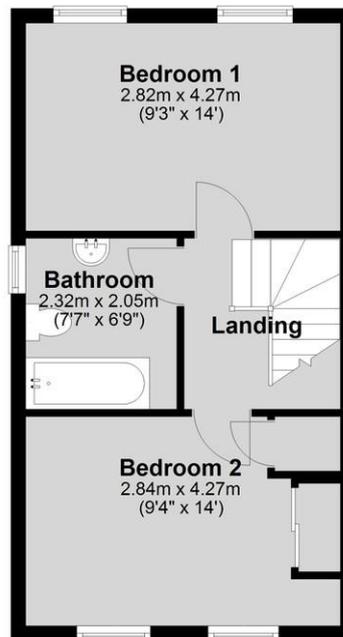
## Ground Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



## First Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



Total area: approx. 69.9 sq. metres (752.1 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 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 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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