



3 Chestnut Close

Sudbrooke, LN2 2RD



Book a Viewing!

£399,950

Situated in a quiet cul-de-sac within the highly sought after village of Sudbrooke, just to the North of the historic Cathedral City of Lincoln, this spacious Three/Four Bedroom Detached Chalet House offers versatile and well proportioned living accommodation, ideal for a range of buyers. The accommodation briefly comprises of a Porch, welcoming Entrance Hall, generous Lounge/Diner, Conservatory and a fitted Kitchen. The Ground Floor also benefits from a Double Bedroom, a Shower Room and a versatile additional Reception Room, which could equally serve as a Fourth Bedroom or Sitting Room, with patio doors opening onto the rear garden. To the First Floor are Two further Double Bedrooms and a Family Bathroom. Externally, the property enjoys beautifully maintained gardens to the front and attractive landscaped gardens to the rear, providing a private outdoor space to relax and entertain. A generous driveway offers ample off-street parking and leads to a Double Garage. Viewing is highly recommended to fully appreciate the spacious, flexible and well presented accommodation on offer.





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

ENTRANCE HALL

With a staircase to the first floor, large storage cupboard, personnel door to the garage and radiator.

LOUNGE/DINER

24' 9" x 17' 0" (7.55m x 5.20m) With gas fire set within a feature stone fireplace, double glazed bow window to the front aspect, double glazed sliding patio doors to the conservatory, spotlights and two radiators.

CONSERVATORY

10' 6" x 9' 11" (3.21m x 3.03m) With double glazed French doors to the rear garden.



KITCHEN

12' 4" x 10' 10" (3.77m x 3.32m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, spaces for fridge freezer and Range cooker, radiator, tiled splashbacks, double glazed window to the rear aspect and door to the rear garden

BEDROOM 3

8' 9" x 6' 8" (2.67m x 2.04m) With double glazed window to the front aspect and radiator.

BEDROOM 4/SITTING ROOM

15' 7" x 10' 5" (4.77m x 3.18m) With double glazed sliding patio doors to the garden, fitted wardrobes and two radiators.



SHOWER ROOM

7' 3" x 5' 4" (2.22m x 1.65m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin, radiator, tiled splashbacks and double glazed window to the rear aspect.

FIRST FLOOR LANDING

BEDROOM 1

15' 0" x 10' 6" (4.59m x 3.22m) With double glazed window to the front aspect and radiator.

BEDROOM 2

15' 1" x 10' 5" (4.60m x 3.20m) With double glazed window to the rear aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of a panelled bath, close coupled WC and wash hand basin, radiator, tiled walls, spotlights, airing cupboard and double glazed window to the side aspect.

DOUBLE GARAGE

16' 8" x 15' 2" (5.10m x 4.64m) The garage has twin up-and-over doors to the front, personnel door to the hall, wall mounted gas fired central heating boiler, plumbing for washing machine, light and power.

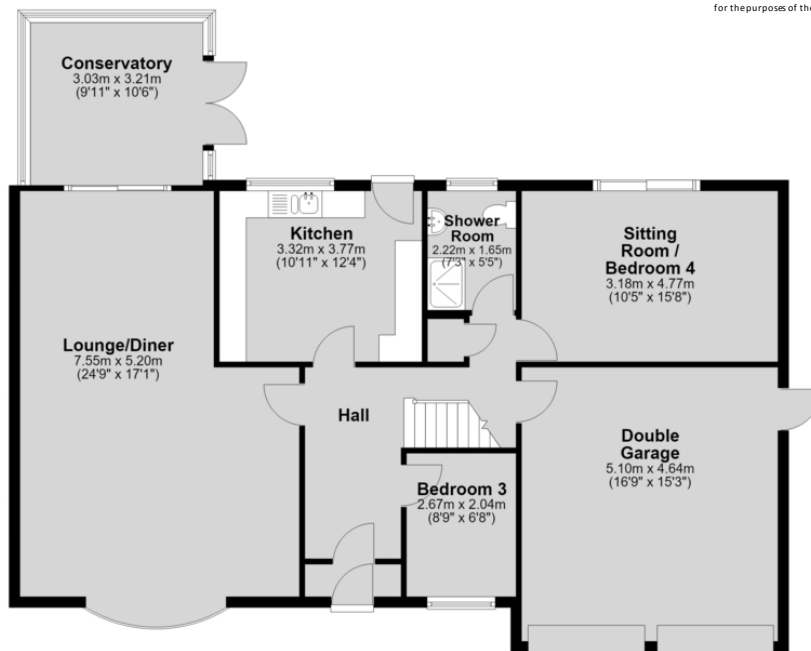
OUTSIDE

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 double garage. To the rear of the property there is a generous enclosed garden laid to lawn with patio seating areas, garden shed, gravelled borders, mature shrubs and established flowerbeds.

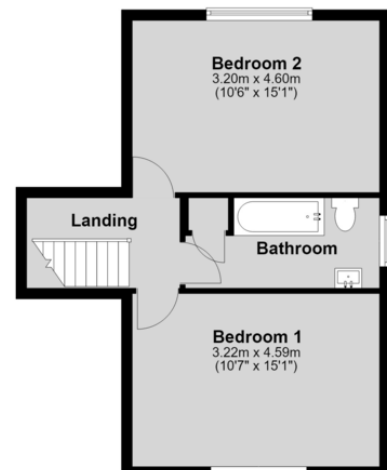




Ground Floor
Approx. 121.5 sq. metres (1308.3 sq. feet)



First Floor
Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 163.0 sq. metres (1754.4 sq. feet)

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

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](https://www.mundys.net)

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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.

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