



18 St. Edwards Drive

Sudbrooke, Lincoln, LN2 2QR

£495,000

A fantastic individual detached family home situated in this sought after location within the village of Sudbrooke. The property is set on a generous sized plot with a good sized frontage, a driveway providing ample off road parking which also gives access to the Attached Double Garage and there is a large garden to the rear. Internally the property has been tastefully updated by the current owners and features an impressive Kitchen Diner with a high specification fitted Kitchen with a range of Neff integral appliances. The property offers flexible living accommodation briefly comprising of Entrance Hall, Hallway, Lounge, Kitchen Diner, Dining Room/Bedroom 5, Downstairs Master Bedroom and a Downstairs Shower Room. A First Floor Landing leads to three further Double Bedrooms and a Bathroom. Viewing of the property is essential to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln along the A158 and upon approaching the village of Sudbrook turn left onto Scothern Lane and then right onto St. Edwards Drive where the property can be located on the right hand side.

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.



ENTRANCE HALL

12' 10" x 6' 7" (3.91m x 2.01m) With timber doors and windows to the front and rear elevations and radiator.

HALLWAY

15' 6" x 9' 10" (4.72m x 3m) With wood flooring, stairs to the first floor and spotlighting.

LOUNGE

17' 6" x 15' 1" (5.33m x 4.6m) With two UPVC double glazed windows to the side elevation, UPVC double glazed door and window to the rear elevation, wood flooring, fireplace with wood burner inset and radiator.

KITCHEN DINER

27' 3" x 13' 11" maximum (8.31m x 4.24m) With UPVC double glazed bay window to the rear elevation, UPVC double glazed window and door to the side elevation, double doors to the rear garden, tiled flooring, fitted with a range of wall, base units and drawers with Quartz work surfaces over, 1½ bowl sink unit and drainer with Quooker mixer tap and a range of integral appliances including two ovens, microwave, coffee machine, five ring induction hob, with extractor fan over, fridge, freezer and a dishwasher. There is also a breakfast bar, two vertical radiators and spotlighting.



DINING ROOM / BEDROOM 5

13' 10" x 10' 4" (4.22m x 3.15m) With UPVC double glazed windows to the front and side elevations and radiator.

BEDROOM 1

14' 11" x 11' 1" (4.55m x 3.38m) With UPVC double glazed bay window to the front elevation with window box seat and radiator.



SHOWER ROOM

9' 10" x 5' 11" (3m x 1.8m) With UPVC double glazed window to the side elevation, tiled flooring, partly tiled wall and suite to comprise of low level WC, wash hand basin with Quartz work surface to the side and cupboards below and a walk-in shower with rainfall shower and tiled surround, heated towel rail, spotlighting and extractor fan.

FIRST FLOOR LANDING

With banister rail, radiator, airing cupboard and spotlighting.

BEDROOM 2

25' 1" x 12' 10" maximum (7.65m x 3.91m) With two UPVC double glazed windows to the rear elevation, UPVC double glazed window to the front elevation, built-in wardrobes, drawers and dressing table, access to eaves storage, spotlighting and radiator.

BEDROOM 3

12' 11" x 11' 9" (3.94m x 3.58m) With UPVC double glazed window to the side elevation, access to the roof void, radiator and storage cupboard which also gives access to the eaves.

BEDROOM 4

11' 9" x 10' 10" (3.58m x 3.3m) With UPVC double glazed window to the front elevation and radiator.





BATHROOM

7' 6" x 6' 10" (2.29m x 2.08m) With suite to comprise of low level WC, wash hand basin with tiled splashbacks and bath with tiled surround, heated towel rail, spotlighting and extractor fan.

OUTSIDE

To the front of the property there is a lawned garden with a range of shrubs and trees and a slated area to the side. There is also a driveway providing ample off road parking and access to the Attached Double Garage which has two sets of double doors, power, lighting and UPVC double glazed external door and window to the rear elevation. To the rear of the property there is a patio seating area, leading to generous sized lawned gardens, decorative slated areas, a wide variety of mature plants, shrubs and trees. To the side of the property there is a further patio seating area with access to the Outbuilding.

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

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 - HOW WE MAY REFER YOU TO

Solicitors & Bridging, BridgeMortgage, R Ingrose and HomeProperty Lawyers who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use the conveyancing services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Water 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.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £10 commission to the individual member of staff who generate the appointment.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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. Mundys makes every effort to ensure these details are accurate, however they rely on themselves and the vendors (Lessors) for whom they act as Agents given notice that:

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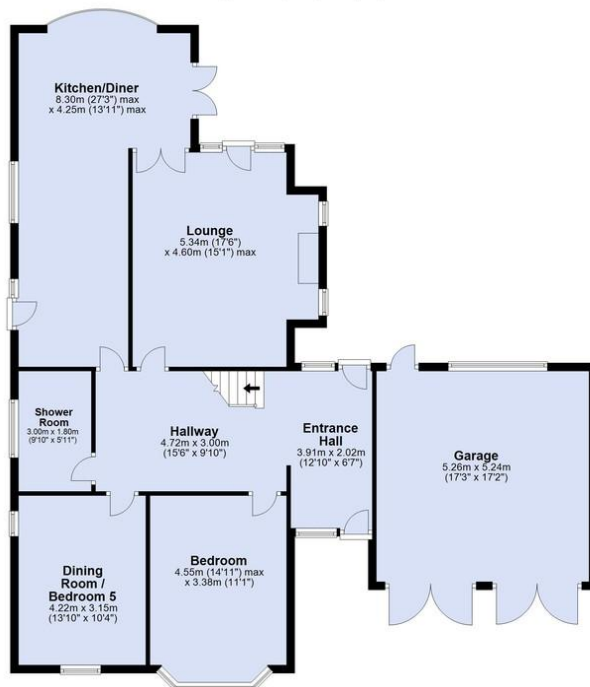
First Floor

Approx. 68.0 sq. metres (732.1 sq. feet)



Ground Floor

Approx. 137.7 sq. metres (1481.9 sq. feet)



Total area: approx. 205.7 sq. metres (2214.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using Planitup.

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