



8 Beresford Drive

Sudbrooke, Lincoln, LN2 2YH

Offers in the Region of £372,000

NO ONWARD CHAIN - A spacious detached family home situated in the popular village of Sudbrooke and within easy access to the nearby villages of Welton and Dunholme. There is also easy access to Lincoln City Centre, the A46 Bypass and the Eastern Bypass. Internally the property is well-presented and offers living accommodation briefly comprising of Porch, WC, Hallway, Lounge, Study/Dining Room, Conservatory, Kitchen, Utility Room and a First Floor Landing leading to a Bathroom and four Bedrooms, one with a En-suite Shower Room and two with fitted wardrobes. Outside there is a blocked paved driveway to the front with gravelled area to the side providing ample off road parking and giving access to the Garage. There is a lawned garden to the rear with a patio seating area. The property further benefits from having an upgraded heating system (a new boiler, radiators and pipework were installed in 2021) and a water filtration system which was installed in August 2021. Viewing of the property is recommended.



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SERVICES

All mains services available. Gas central heating. The property has an upgraded heating system (a new boiler, radiators and pipework were installed in 2021) and a water filtration system which was installed in August 2021.

EPC RATING – C.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Traveling from Lincoln along the A158 and upon entering the village of Sudbrooke turn left onto Scothern Lane. Turn right onto Holme Drive, left onto Elm Drive, right onto Maple Drive and then left again onto Beresford 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.

PORCH

With UPVC double glazed door and window to the front elevation and tiled flooring.

HALLWAY

With stairs to the first floor, tiled flooring and radiator.

W.C

With UPVC double glazed window to the front elevation, tiled flooring, low level WC, wash hand basin and partly tiled walls and radiator.



LOUNGE

21' 7" x 14' 2" (6.58m x 4.32m), with UPVC double glazed window to the front elevation, fire surround and hearth with gas fire inset and radiator.

STUDY / DINING ROOM

10' 2" x 8' 10" (3.1m x 2.69m), with wooden flooring, radiator and sliding doors to the conservatory.

CONSERVATORY

20' 8" x 11' 6" (6.3m x 3.51m), with UPVC double glazed windows and double doors into the rear garden, tiled flooring, two radiators, power points and lighting.



KITCHEN

14' 2" x 10' 11" (4.32m x 3.33m), with UPVC double glazed window to the rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, porcelain sink drainer with mixer tap, integral double oven, four ring gas hob with extractor fan over, spaces for fridge and freezer and plumbing for dishwasher.

UTILITY ROOM

5' 6" x 4' 0" (1.68m x 1.22m), with UPVC double glazed external door to the side elevation, tiled flooring, base unit with work surface over, stainless steel sink unit and drainer and plumbing for washing machine.

FIRST FLOOR LANDING

With UPVC double glazed window to the front elevation, banister rail, radiator and access to roof void.

BEDROOM 1

12' 8" x 9' 8" (3.86m x 2.95m), with two UPVC double glazed windows to the rear elevation, built-in wardrobe and radiator.

EN-SUITE

7' 6" x 5' 6" (2.29m x 1.68m), with UPVC double glazed window to the rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, partly tiled walls, heated towel rail, spotlighting and extractor fan.





BEDROOM 2

13' 1" x 8' 5" (3.99m x 2.57 m), with UPVC double glazed window to the rear elevation, built-in wardrobe and radiator.

BEDROOM 3

14' 2" x 6' 0" (4.32m x 1.83 m), with two UPVC double glazed windows to the front elevation and radiator.

BEDROOM 4

12' 1" x 8' 4" (3.68m x 2.54 m), with UPVC double glazed window to the front elevation and radiator.

BATHROOM

8' 6" x 4' 5" (2.59m x 1.35 m), with UPVC double glazed windows to the side elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath with mains shower over, partly tiled walls, heated towel rail, spotlighting and extractor fan.

OUTSIDE

To the front of the property there is a blocked paved driveway providing off road parking with a gravelled area to the side providing further parking if required, this also gives access to the Integral Single Garage. There is access to the side of the property leading to the rear. To the rear of the property there is a lawned garden with a patio seating area, vegetable plot, a range of shrubs and trees and a garden shed.

GARAGE

16' 5" x 8' 3" (5m x 2.51 m)



WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers 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.

Westlaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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GETTING A MORTGAGE

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NOTE

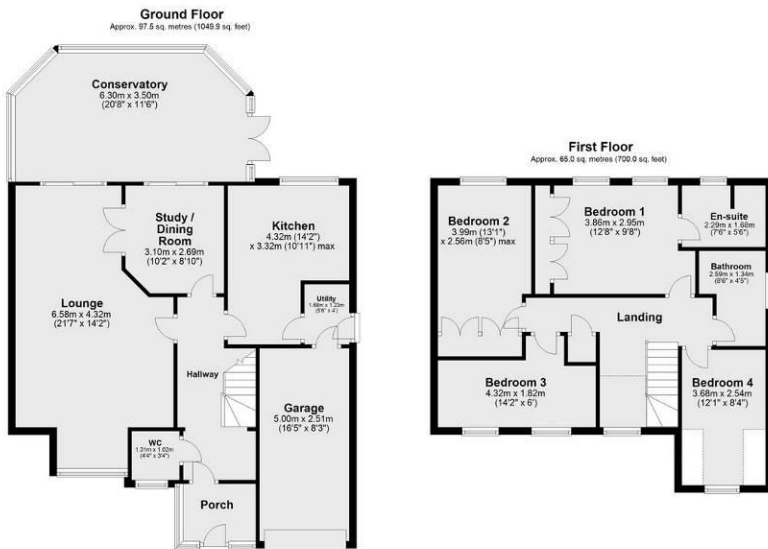
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Total area: approx. 162.6 sq. metres (1749.9 sq. feet)

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

Mundy's Estate Agents
Plan produced using PlanUp.

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