



3 Ellison Close

Sudbrooke, Lincoln, LN2 2SE



Book a Viewing!

£255,000

Situated in the popular village of Sudbrooke to the North of the Cathedral City of Lincoln. A spacious three bedroom detached bungalow, in need of some modernisation, with accommodation comprising of Hall, Bay Fronted Lounge Diner, Kitchen, three Bedrooms and Wet Room. There is a front garden, a driveway for multiple vehicles, a double garage, an outside WC and an enclosed rear garden. Viewing of this property is highly recommended. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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.



HALL

With radiator, airing cupboard and loft access point.

LOUNGE DINER

19' 3" x 17' 10" (5.89m x 5.46m) With electric fire set within a feature fireplace, double glazed bay window to the front aspect, double glazed window to the side aspect and radiator.

KITCHEN

11' 4" x 10' 11" (3.46m x 3.34m) Fitted with a range of wall and base units with work surfaces over, one and a half bowl sink with side drainer and mixer tap over, electric oven and gas hob with extractor fan, spaces for fridge and washing machine, breakfast bar, tiled splashbacks, radiator, double glazed window and door to the side aspect.



BEDROOM 1

13' 11" x 10' 0" (4.25m x 3.05m) With double glazed windows to the rear aspect and radiator.

BEDROOM 2

11' 5" x 8' 11" (3.48m x 2.74m) With double glazed windows to the rear aspect and radiator



BEDROOM 3

10' 0" x 9' 10" (3.07m x 3.01m) With double glazed windows to the front aspect and radiator.

WET ROOM

With wet room shower, close coupled WC and pedestal wash hand basin, part tiled walls, radiator and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a lawned garden and a driveway providing off street parking for multiple vehicles and access to the double garage. The garage has twin up and over doors, light and power. To the rear there is an enclosed garden and access to an outside WC.





WEBSITE

Our detailed website show 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

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton and Co, 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.

CWH, J Walter and Calum 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.

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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 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 roughly checked.

GENERAL

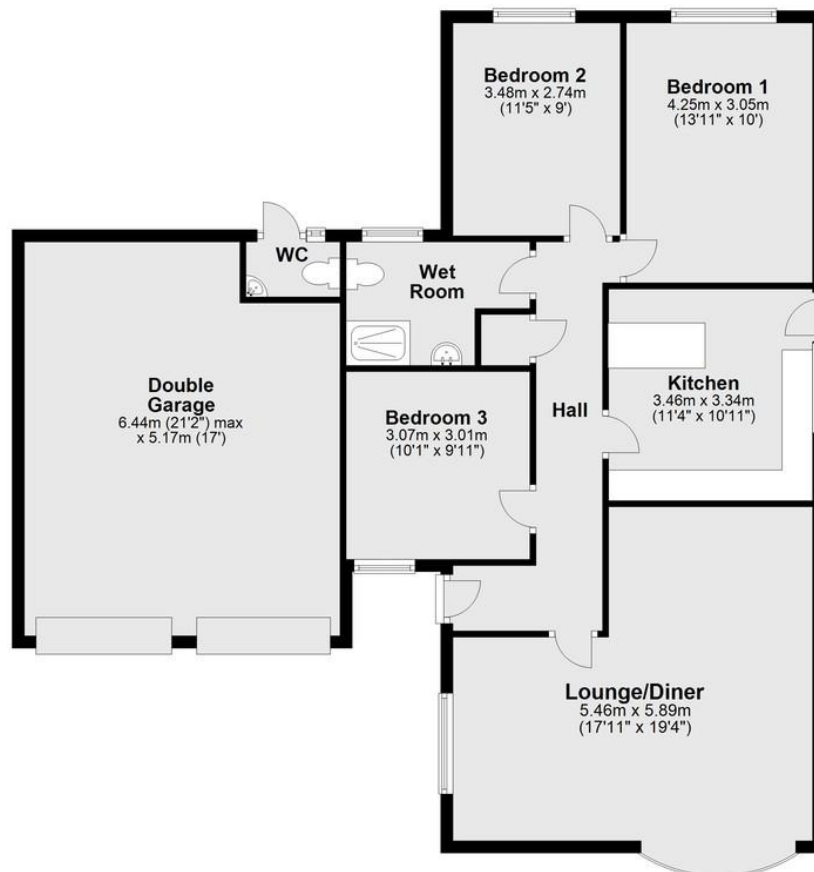
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor

Approx. 120.6 sq. metres (1298.0 sq. feet)



Total area: approx. 120.6 sq. metres (1298.0 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

