



## 49 Windsor Close

Sudbrooke, Lincoln, LN2 2YD



Book a Viewing!

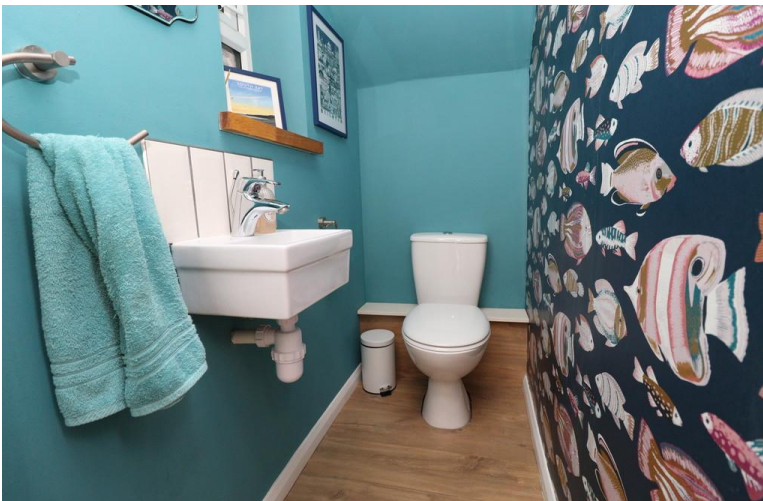
**£230,000**

An extended three bedroom link detached house in the popular village of Sudbrooke, to the North of the Cathedral City of Lincoln. The accommodation has been much improved and the spacious living accommodation comprises of Hall, Lounge, open plan Living Kitchen Diner, Cloakroom/WC and a First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside there is a driveway for off street parking with electric vehicle charging point, a single garage and an enclosed, private rear garden. Viewing is highly recommended.





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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – B.**

**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 staircase to the first floor, laminate flooring and radiator.

#### LOUNGE

14' 4" x 11' 5" (4.37m x 3.50m) With double glazed bay window to the front aspect, inset electric burner within feature fireplace, laminate flooring and radiator.

#### CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled splashbacks, laminate flooring and double glazed window to the side aspect.



#### OPEN PLAN LIVING KITCHEN DINER

21' 2" x 14' 7" (6.46m x 4.46m) Fitted with a range of wall and base units with work surfaces over, twin Belfast sinks with mixer tap over, electric oven with gas hob and extractor fan over, pantry cupboards with space for washing machine, breakfast bar, tiled splashbacks, downlighters, spotlights, laminate flooring, two radiators, double glazed window to the rear aspect and double glazed French doors to the rear garden.



#### FIRST FLOOR LANDING

With double glazed window to the side aspect and airing cupboard housing the gas fired central heating boiler.

#### BEDROOM 1

11' 6" x 8' 7" (3.52m x 2.63m) With double glazed window to the rear aspect, triple fitted wardrobe, laminate flooring and radiator.

#### BEDROOM 2

10' 10" x 7' 9" (3.32m x 2.38m) With double glazed window to the front aspect, double fitted wardrobe, laminate flooring and radiator.



#### BEDROOM 3

7' 3" x 6' 7" (2.23m x 2.01m) With double glazed window to the front aspect, laminate flooring and radiator.

#### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, chrome towel radiator and double glazed window to the rear aspect.



## OUTSIDE

To the front of the property there is a driveway providing off street parking and access to the garage. The garage has up and over door to the front, light and power. There is also an electric vehicle charge point. To the rear of the property is an enclosed and private garden laid mainly to lawn with patio seating area, decked seating area, mature shrubs and flowerbeds.

### 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 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 them 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 them 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 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

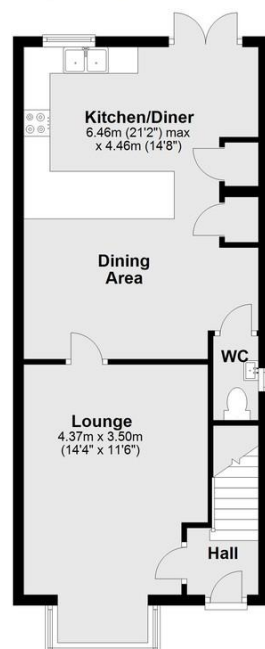
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 as not verified.

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### Ground Floor

Approx. 49.5 sq. metres (533.1 sq. feet)

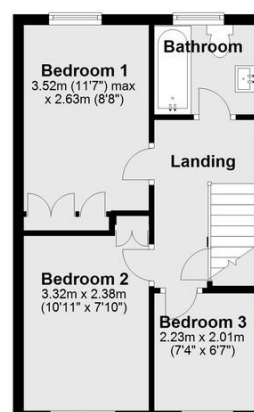


Total area: approx. 82.2 sq. metres (884.6 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

### First Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



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.

