



## 68 Scothern Lane

Sudbrooke, Lincoln, LN2 2QJ



Book a Viewing!

**£290,000**

A four-bedroom semi-detached family home, built in 1884, situated in the sought-after location in the village of Sudbrooke. The property is situated to the north of Lincoln and offers easy access to Lincoln City Centre, the A15, A46 and Lincoln Eastern Bypass. This spacious and versatile home comprises an Entrance Porch, Kitchen, Dining Room, Lounge, Study and a Downstairs Wet Room and a First Floor Landing leading to four Bedrooms and a Family Bathroom. Positioned on a corner plot, the property benefits from gardens to the front, side and rear, along with a large driveway providing ample off-road parking and access to an outbuilding. Viewing is highly recommended.







#### **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.

#### **ACCOMMODATION**

##### **PORCH**

6' 11" x 4' 10" (2.11m x 1.47m) With UPVC double-glazed sliding doors, external door, vinyl flooring, and access to the kitchen.





#### KITCHEN

12' 6" x 11' 6" (3.81m x 3.51m) Fitted with a range of wall, base units and drawers with work surfaces over and a breakfast bar, features include tiled splashback, an integrated double oven, four-ring ceramic hob with extractor fan, stainless steel sink with drainer, an integrated dishwasher, spaces for a washing machine and fridge freezer, a UPVC double-glazed window, laminate flooring and a radiator.

#### DINING ROOM

15' 7" x 10' 7" (4.75m x 3.23m) With timber window, radiator, and a door with stairs rising to the first floor.

#### LOUNGE

15' 7" x 13' 0" (4.75m x 3.96m) With timber window with secondary glazing and a radiator

#### STUDY

With two timber windows and a UPVC double-glazed external door.

#### WET ROOM

9' 1" x 6' 11" (2.77m x 2.11m) With two UPVC double glazed windows, low level WC, wash hand basin, walk-in shower area with an electric shower, floor drain, extractor fan and a heated towel rail.

#### FIRST FLOOR LANDING

Provides access to four bedrooms and the bathroom.

#### BEDROOM 1

13' 1" x 10' 10" (3.99m x 3.3m) With UPVC double-glazed window and radiator.

#### BEDROOM 2

12' 2" x 6' 7" (3.71m x 2.01m) With UPVC double-glazed window, fitted wardrobe and radiator.

#### BEDROOM 3

13' 1" x 8' 7" (3.99m x 2.62m) With UPVC double-glazed window and radiator.

#### BEDROOM 4

9' 9" x 6' 6" (2.97m x 1.98m) With UPVC double-glazed window and radiator.

#### BATHROOM

10' 5" x 6' 9" (3.18m x 2.06m) With timber sash window, a second timber window, low level WC, wash hand basin, bath, shower cubicle, heated towel rail and an airing cupboard housing the gas fired central heating boiler.

#### OUTSIDE

The property is situated on a corner plot with gardens to the front, side, and rear. The front garden is lawned with a pathway leading to the side lawn area which features mature shrubs. To the rear there is a large block-paved area, which serves as an outdoor seating space, along with a driveway providing ample off-road parking. The driveway also gives access to a brick outbuilding.





#### WEBSITE

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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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#### 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 Callum 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.

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

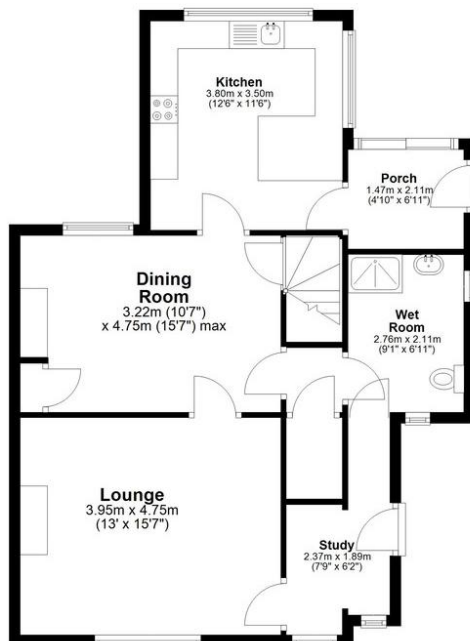
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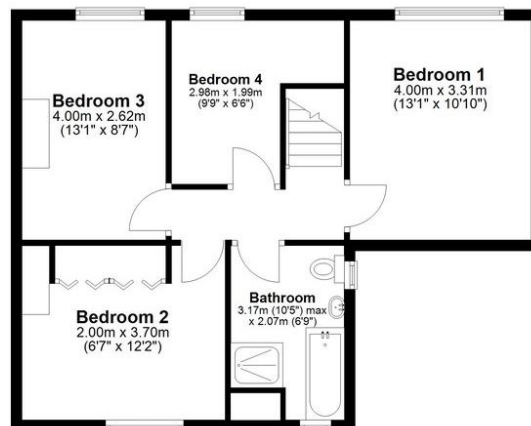
#### Ground Floor

Approx. 69.1 sq. metres (743.9 sq. feet)



#### First Floor

Approx. 56.3 sq. metres (606.1 sq. feet)



Total area: approx. 125.4 sq. metres (1349.9 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 PlanUp.

**29 – 30 Silver Street**  
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LN2 1AS

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