



**1 Esher Road, Sudbrooke,  
Lincoln, LN2 2ZG**



**Book a Viewing!**

**£625,000**

Situated within this exclusive new development in the popular village of Sudbrooke, an executive and nearly new five bedroom detached house, in an enviable position on a corner plot overlooking woodland. The spacious accommodation on offer comprises of a welcoming Entrance Hall, Cloakroom/WC, Lounge with log burner, Study, high specification Kitchen/Diner with integrated Bosch appliances, complimenting Utility Room, First Floor Landing, five Bedrooms, two with En-suite Shower Rooms and a four piece Family Bathroom. The property benefits from landscaped gardens to the front and rear, a driveway providing ample off street parking and a detached double garage. Viewing of this exquisite family home is highly recommended.





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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — B.

**COUNCIL TAX BAND** — F.

**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

### ENTRANCE HALL

A welcoming and spacious entrance hall with staircase to the first floor, two cloaks cupboards, under stairs storage cupboard and wood effect laminate flooring with underfloor heating.

### CLOAKROOM/WC

6' 3" x 7' 11" (1.91m x 2.42m) With close coupled WC, wash hand basin in a vanity style unit, part tiled walls, spotlights, wood effect laminate flooring with underfloor heating and double glazed window to the rear aspect.

### LOUNGE

14' 10" x 17' 2" (4.52m x 5.23m) With double glazed Bi-fold doors to the rear garden, double glazed window to the side aspect, log burner set within a feature brick fireplace and underfloor heating.

### STUDY

14' 10" x 8' 1" (4.52m x 2.46m) With two double windows to the front aspect and underfloor heating.

### OPEN PLAN KITCHEN DINER

14' 7" x 25' 9" (4.45m x 7.86m) Fitted with a stylish range of wall and base units and pan drawers with Quartz work surfaces over, Belfast sink with side drainer and mixer tap over, integrated Bosch appliances including slimline dishwasher, eye level electric oven, 5 ring gas hob with extractor fan and wine cooler, space for fridge freezer, central Island with oak work surfaces and breakfast bar, three double glazed windows to the front and side aspects, double glazed Bi-fold doors to the rear garden, spotlights and wood effect laminate flooring with underfloor heating.

### UTILITY ROOM

6' 3" x 7' 11" (1.91m x 2.42m) Fitted with a range of base units to compliment the kitchen with work surfaces over, stainless steel sink with side drainer and mixer tap over, integrated Bosch washer dryer, Ideal Logic wall mounted gas fired central heating boiler, wood effect laminate flooring with underfloor heating and door to the rear garden.

### FIRST FLOOR LANDING

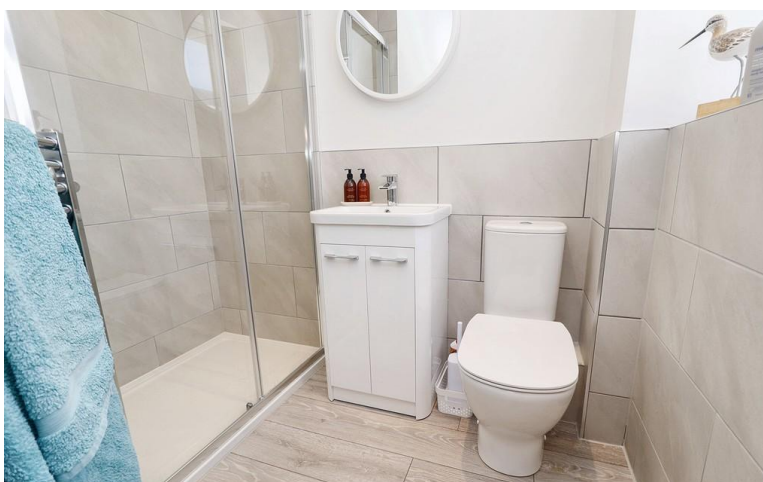
With airing cupboard and radiator.

### BEDROOM 1

15' 2" x 13' 5" (4.63m x 4.10m) With double glazed window to the rear aspect and radiator.

### EN-SUITE SHOWER ROOM

5' 3" x 8' 0" (1.61m x 2.43m) Fitted with a three piece suite comprising of double shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, part tiled walls, laminate flooring, spotlights and double glazed window to the rear aspect.





#### BEDROOM 2

10' 6" x 13' 9" (3.20m x 4.20m) With double glazed window to the rear aspect and radiator.

#### EN-SUITE SHOWER ROOM

5' 2" x 7' 1" (1.57m x 2.16m) Fitted with a three piece suite comprising of double shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, part tiled walls, laminate flooring, spotlights and double glazed window to the rear aspect.

#### BEDROOM 3

15' 8" x 11' 5" (4.78m x 3.49m) With double glazed window to the front aspect, wood effect laminate flooring and radiator.



#### BEDROOM 4

15' 1" x 11' 9" (4.59m x 3.57m) With two double glazed windows to the front aspect and radiator.

#### BEDROOM 5

10' 0" x 7' 11" (3.05m x 2.42m) With double glazed window to the front aspect and radiator.

#### BATHROOM

10' 8" x 8' 0" (3.26m x 2.45m) Fitted with a four piece suite comprising of panelled bath, double shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, part tiled walls, laminate flooring, spotlights and double glazed window to the rear aspect.



#### OUTSIDE

The property sits on a pleasant corner plot with lawned gardens to the front set behind a low level brick wall, a block paved driveway providing ample off street parking for multiple vehicles and access to the garage. The garage has twin up and over doors to the front, side personal door, light and power. To the rear is a private garden enclosed by brick wall and fencing and laid mainly to lawn with patio seating areas.

#### 10 YEAR GUARANTEE

The property benefits from a 10 Year Premier Guarantee with 7 years remaining, until March 2032.

#### SERVICE CHARGE

Annual Service Charge Amount - £417.00.

Annual Service Charge Reviewed in TBC.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.







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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.

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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.

**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:

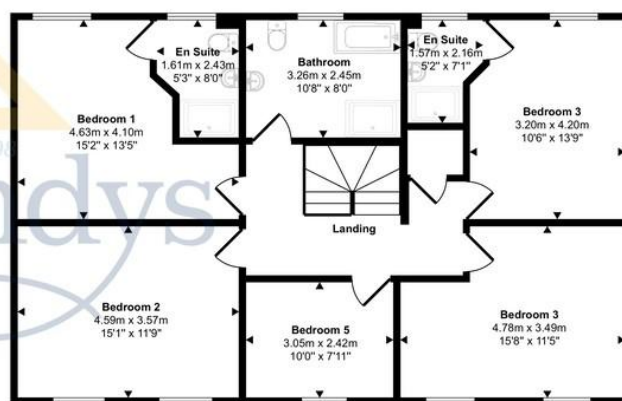
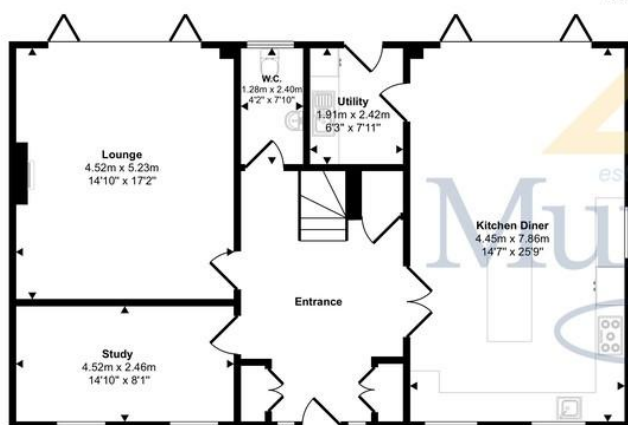
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Approx Gross Internal Area  
198 sq m / 2134 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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**01673 847487**

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.

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