



**27 St. Edwards Drive, Sudbrooke,
Lincoln, LN2 2QR**



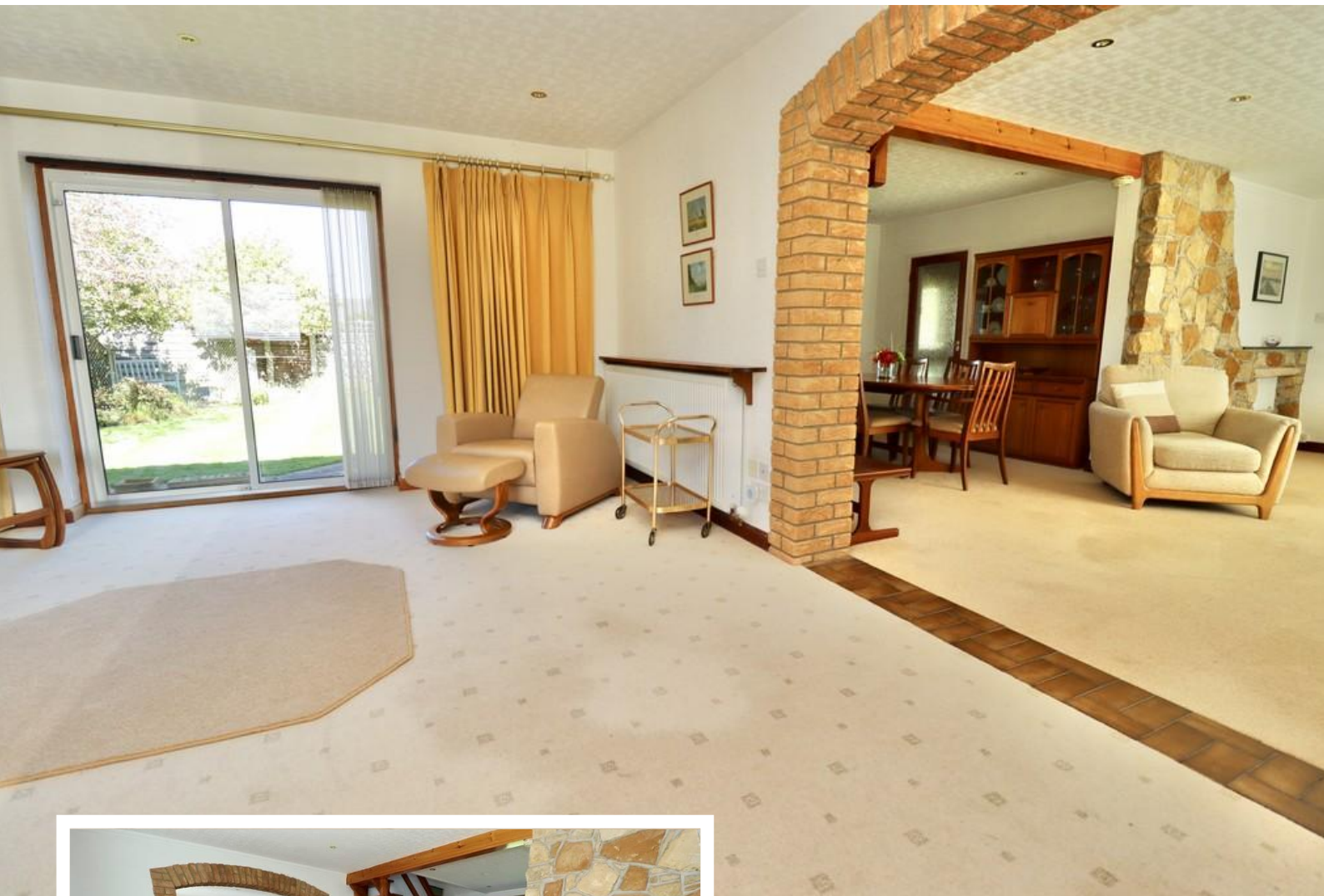
Book a Viewing!

£400,000

Situated on a pleasant corner plot within the popular village of Sudbrooke, just to the North of the Cathedral City of Lincoln, a spacious four Bedroom Detached Bungalow with well-presented accommodation comprising of Entrance Hall, Lounge, Dining Room with Sitting Area, Kitchen, Conservatory, three double Bedrooms, Bathroom, Shower Room and a First Floor Landing leading to a fourth double Bedroom with En-suite Bathroom. Outside there are corner plot gardens to the front, side and rear, Utility Room, driveway and a double garage. Viewing of this property is highly recommended to appreciate the accommodation on offer. No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — E.

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

A welcoming reception hallway with two cloaks cupboards, airing cupboard, radiator and spotlights.

LOUNGE

18' 0" x 16' 0" (5.50m x 4.89m) With double glazed window to the front aspect, double glazed sliding patio doors to the rear aspect, gas fire set within a feature brick fireplace, spotlights and radiator.

DINING ROOM WITH SITTING AREA

21' 9 (max)" x 20' 1 (max)" (6.63m x 6.12m) With staircase to the first floor, double glazed windows to the front and rear aspects, electric fire set within a feature stone fireplace, spotlights and radiator.



KITCHEN

9' 8" x 11' 10" (2.96m x 3.62m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for cooker, fridge and dishwasher, tiled splashbacks and flooring, breakfast bar, spotlights, radiator, double glazed window to the rear aspect and door to the conservatory.

CONSERVATORY

17' 1" x 5' 9" (5.23m x 1.77m) With tiled flooring, radiator and door to the garden.



SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wall mounted wash hand basin and close coupled WC, tiled walls and double glazed window to the side aspect.

BEDROOM 1

15' 2" x 11' 6" (4.63m x 3.52m) Fitted with a range of bedroom furniture including wardrobes, drawers, bedside tables and dressing table, double glazed windows to the side aspects, spotlights and radiator.

BEDROOM 2

12' 5" x 10' 8" (3.81m x 3.27m) With double glazed window to the front aspect, built-in wardrobe and radiator.



BEDROOM 3

10' 8" x 10' 0" (3.27m x 3.07m) With double glazed window to the front aspect, built-in wardrobe, spotlights and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath, wash hand basin in a vanity style unit and close coupled WC, tiled walls and flooring, shaver point, chrome towel radiator and double glazed window to the rear aspect.



FIRST FLOOR LANDING

With Velux window and access to the loft storage.

BEDROOM 4

11' 7" x 10' 4" (3.54m x 3.15m) With double glazed windows to the front and rear aspects and radiator.

EN-SUITE BATHROOM

Fitted with a three piece suite comprising of panelled bath, wall mounted wash hand basin and close coupled WC, tiled walls and flooring, shaver point, radiator and Velux window.

OUTSIDE

The front of the property has a lawned garden with mature shrubs and trees and a side garden laid to lawn with a driveway providing off street parking for multiple vehicles and access to the double garage. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area, mature shrubs, trees and flowerbeds.



DOUBLE GARAGE

16' 0" x 15' 5" (4.88m x 4.72m) With twin up and over doors to the front, rear personal door, double glazed window, light and power.

UTILITY ROOM

7' 6" x 5' 1" (2.29m x 1.56m) Fitted with wall and base units with work surfaces over, stainless steel sink with mixer tap over, wall mounted gas fired central heating boiler, spaces for washing machine and tumble dryer and double glazed window to the side aspect.





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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.

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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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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:

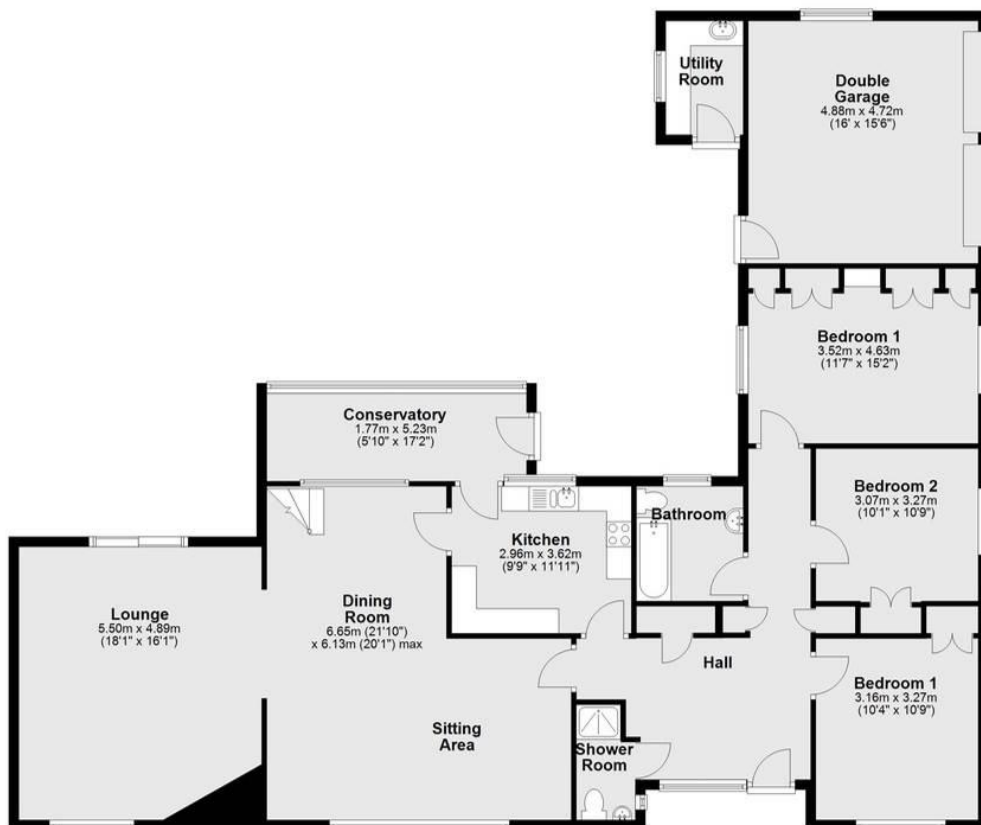
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Ground Floor

Approx. 176.5 sq. metres (1899.8 sq. feet)



First Floor

Approx. 19.6 sq. metres (210.6 sq. feet)



Total area: approx. 196.1 sq. metres (2110.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
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 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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