



2 Oak Close

Sudbrooke, Lincoln, LN2 2RG



Book a Viewing!

£325,000

Situated in a corner plot position within the popular Village of Sudbrooke, just to the North of the Cathedral City of Lincoln. This three Bedroom Detached Bungalow with spacious and well-presented accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Cloakroom/WC, three Bedrooms and a Bathroom. Outside there are generous gardens to the front and rear, a driveway and a integral garage. Viewing of this property is highly recommended to appreciate the accommodation on offer. No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — D.

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

HALL

With airing cupboard housing the gas fired central heating boiler, cloaks cupboard, laminate flooring and radiator.

LOUNGE

15' 11" x 11' 4" (4.87m x 3.46m) With double glazed window to the front aspect, log burner set within feature stone fireplace, wood effect laminate flooring and radiator.

DINING ROOM

10' 5" x 9' 8" (3.18m x 2.97m) With double glazed sliding door to the conservatory and radiator.



KITCHEN

10' 4" x 11' 0" (3.15m x 3.37m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, eye level gas oven, gas hob, spaces for washing machine and fridge, spotlights, tiled splashbacks, door to the conservatory and double glazed window to the rear aspect.

CONSERVATORY

20' 0" x 10' 1" (6.12m x 3.09m) With double glazed Bi-fold doors to the rear garden, store room, wood effect laminate flooring and two radiators.

CLOAKROOM/WC

With close coupled WC and double glazed window to the rear aspect.



BEDROOM 1

13' 9" x 11' 8" (4.21m x 3.58m) With fitted wardrobes, laminate flooring, double glazed window to the front aspect and radiator.

BEDROOM 2

14' 4" x 10' 4" (4.38m x 3.17m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a four piece suite comprising of shower cubicle, panelled bath, close coupled WC and wash hand basin in a vanity unit, spotlights, tiled walls and flooring, towel radiator and double glazed window to the rear aspect.



BEDROOM 3/STUDY

9' 3" x 8' 2" (2.84m x 2.50m) With double glazed window to the side aspect and radiator.

OUTSIDE

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

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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 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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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

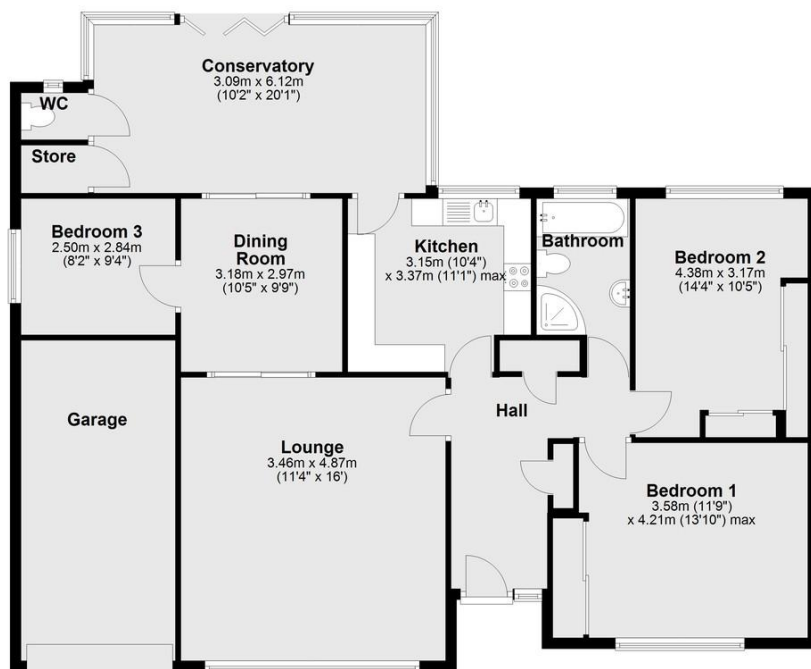
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Ground Floor

Approx. 141.6 sq. metres (1524.4 sq. feet)



Total area: approx. 141.6 sq. metres (1524.4 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 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.

