



5 Pelham Close, Sudbrooke
Lincoln, LN2 2SQ



Book a Viewing!

£375,000

Situated in a quiet cul-de-sac within the sought after village of Sudbrooke, this deceptively spacious four bedroom detached bungalow offers well presented and versatile accommodation, ideal for both families and downsizers. The property comprises of a welcoming entrance hall, a generous lounge/diner, a modern fitted kitchen, conservatory, four double bedrooms including a master with en-suite shower room and a stylish four-piece family bathroom. Externally, the home is enhanced by a large driveway providing ample off road parking, a detached double garage and beautifully maintained front and rear gardens offering plenty of space for relaxation and outdoor entertaining. Offered for sale with No Onward Chain, this property presents an excellent opportunity to secure a spacious home in a popular location to the north east of the Cathedral City of Lincoln. Early viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — C.

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.

ACCOMMODATION

HALL

With airing cupboard and two radiators.

LOUNGE/DINER

22' 0" x 16' 11" (6.72m x 5.17m) With gas fire set within a feature fireplace, double glazed bay window to the front aspect, two double glazed windows to the side aspects and two radiators.

KITCHEN

11' 10" x 11' 9" (3.61m x 3.59m) Fitted with a stylish range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer, spaces for cooker and slimline dishwasher, tiled splashbacks, radiator, double glazed window and door to the side aspect.

CONSERVATORY

13' 6" x 8' 7" (4.13m x 2.64m) With double glazed French doors to the rear aspect, electric radiator and ceiling fan.

BEDROOM 1

12' 2" x 11' 5" (3.73m x 3.50m) With double glazed window to the rear aspect and radiator.

EN-SUITE SHOWER ROOM

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

BEDROOM 2

12' 10" x 11' 6" (3.93m x 3.51m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

12' 4" x 11' 4" (3.78m x 3.47m) With double glazed window to the front aspect, double wardrobe and radiator.





BEDROOM 4

12' 5" x 9' 10" (3.81m x 3.02m) With double glazed window to the side aspect, double wardrobe and radiator.



BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator, part tiled walls and double glazed window to the side aspect.



OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and a large driveway providing off street parking for multiple vehicles and access to the double garage. The garage has twin up and over doors to the front, side personnel door, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with mature shrubs, flowerbeds and summer house.

WEB SITE

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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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 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.

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.

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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

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

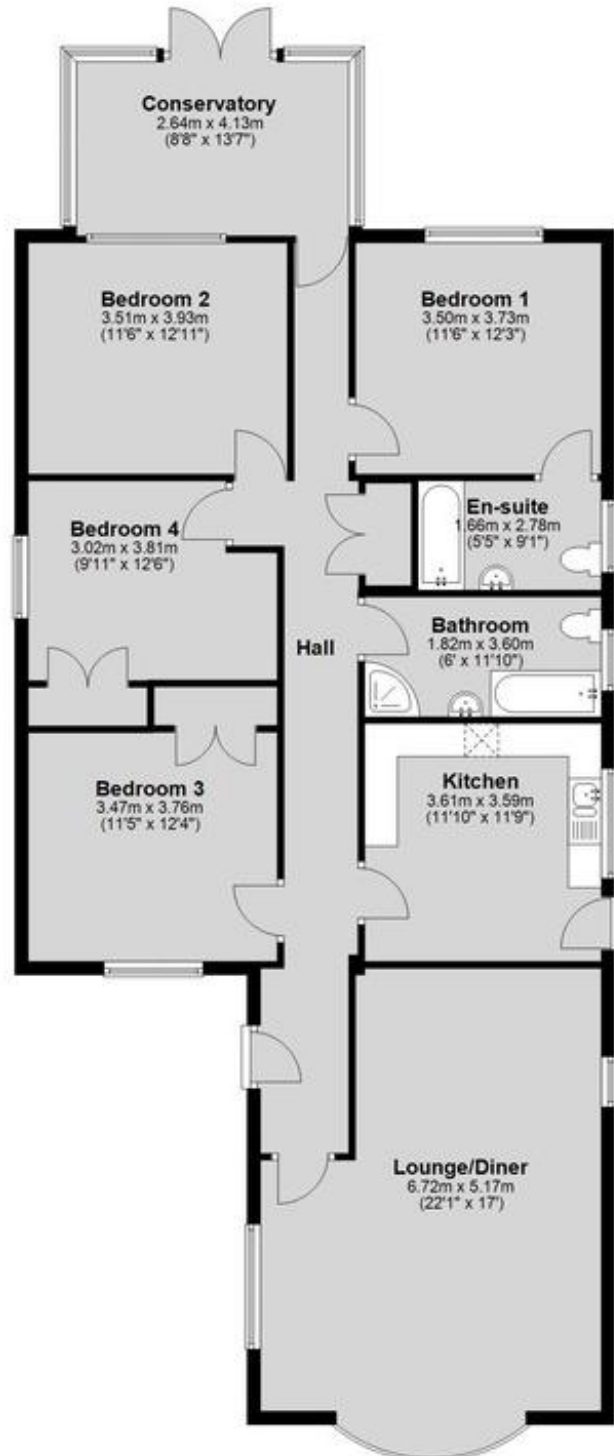
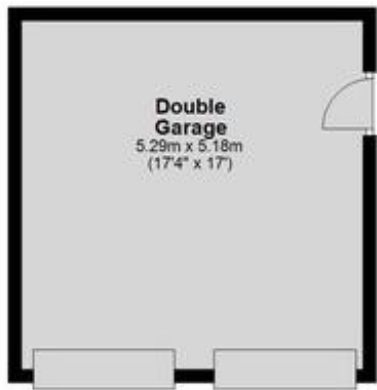
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Ground Floor

Approx. 169.2 sq. metres (1821.7 sq. feet)



Total area: approx. 169.2 sq. metres (1821.7 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 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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