



Concordia House, 1 St. Edwards Drive Sudbrooke, Lincoln, LN2 2QR

£1,900 pcm

A spacious Four Bedroom Detached Family Home in the popular village of Sudbrooke, finished to an exemplary standard, the accommodation briefly comprises an Entrance Hall, downstairs WC, Lounge, Office / Family Room and Dining Area, stunning open plan Kitchen with integral appliances and Utility Room with access to the double garage and on the first floor are four double Bedrooms, the Master Bedroom with Dressing Room and En-suite Shower Room, Bedroom 2 with fitted wardrobes and En-suite Shower Room, Bedroom 3 with fitted wardrobes and study area and Family Bathroom with freestanding bath and shower cubicle. The property also benefits from front, side and rear gardens with a paved patio and lawn to the rear, a large driveway & double garage.



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

This contemporary family home features impressive architectural features throughout and briefly comprises an Entrance Hall, downstairs WC, large Lounge, Office / Family Room and Dining Area enhanced by a striking atrium-style roof lantern, stunning open plan Kitchen with integral appliances and Utility Room with access to the double garage. To the first floor are four double Bedrooms the Master Bedroom with Dressing Room and En-suite Shower Room, Bedroom 2 with fitted wardrobes and En-suite Shower Room, Bedroom 3 with fitted wardrobes and study area and Family Bathroom with freestanding bath and shower cubicle. Viewing is recommended to appreciate the standard of accommodation on offer.

OUTSIDE

Set on a generous plot, the property enjoys front, side and rear gardens, laid mainly to lawn with a patio seating area to the rear. A gravelled driveway provides ample off-street parking and leads to the integral double garage with electric roller doors.

RENT AND DEPOSIT

The asking Rent for the property is £1,900.00 per calendar month and the Tenancy Deposit is £2,190.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £435.00

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

- Four Bedroom Detached House
- Four Double Bedrooms
- Stunning Open Plan Kitchen / Family Room & Utility
- Lounge, Dining Room & Office
- Family Bathroom, 2 En-suites & Downstairs WC
- Double Garage & Driveway
- Front, Side & Rear Gardens
- Popular Village Location
- Energy Rating - B
- Council Tax Band - E (West Lindsey District Council)



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.