



25 Park Close
Sudbrooke

MOUNT & MINSTER



25 Park Close

Sudbrooke

A stunning detached four bedroom residence with a beautiful secluded landscaped garden.

- Detached
- Four bedrooms
- Open plan kitchen/living space
 - Lounge
 - Utility
- Off road parking
- Double garage
- Stunning landscaped gardens
 - Popular village location



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INTRODUCTION

This stunning four bedroom detached residence is located in the popular village of Sudbrooke, positioned in a quiet cul de sac. The accommodation to the ground floor briefly comprises, entrance hall, WC, open plan kitchen/living space, utility, and living room. The property has been re-configured to create a stunning open plan kitchen/living space to the rear of the property which has created a delightful light and airy space to sit and enjoy the beautiful garden beyond. It also benefits from sliding doors that open out onto the patio which provides an ideal area for alfresco dining and entertaining.

To the first floor there are four bedrooms and family bathroom which has been recently renovated.

LOCATION

The property is situated in the sought after village of Sudbrooke, approximately five miles from the Cathedral City of Lincoln and three miles from the ring road. The neighbouring village of Sothorn, boasts a popular local hostelry, Tea Room and Garden Centre and an Outstanding rated primary school, Ellison Boulters Academy. There are Outstanding rated secondary school's available in the neighbouring village of Welton and in the City of Lincoln

OUTSIDE

To the front - The property is approached via a driveway providing ample off road parking and access to the double garage. The garden is primarily laid to lawn with mature planted beds, a covered porch provides a patio area with bistro table and chairs.

To the rear, the garden is beautifully maintained and established and is primarily laid to lawn with a tiled patio area with a pergola above, ideal for alfresco dining and entertaining, There are a range of mature planted beds, and raised planted vegetable beds, along with a summer house.

ACCOMMODATION

Entrance hall

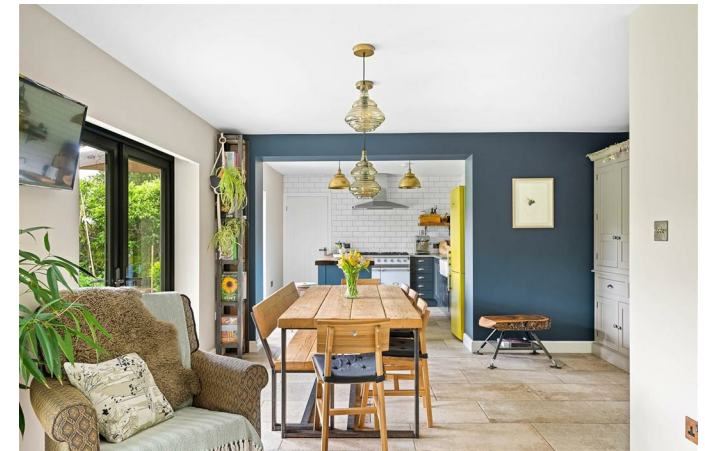
Tiled stone flooring, radiator, ceiling light, understairs storage cupboard.

Downstairs WC

Tiled stone flooring, radiator, low level WC, sink in vanity unit, uPVC double glazed window to front, ceiling light.

Open plan kitchen/living space

Stone tiled flooring, with underfloor heating, range of base units, tiled splashbacks, work surfaces over, bespoke island unit with feature ceiling lights over, space for fridge freezer, integrated dishwasher, Belfast sink, range of drawers and base units, Lananche range cooker with extractor over, bespoke free standing larder unit, two uPVC double glazed sliding doors, along with a single uPVC glazed door provide multiple access points to the garden, and give the whole expanse of the open plan area a light and airy ambience.





Utility

Stone tiled flooring, uPVC double glazed pedestrian door providing access to the rear, range of base units with work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine, ceiling light. Pedestrian door providing access into the integral double garage.

Living room

Carpet, uPVC double glazed dual aspect windows to front and rear, two radiators, feature brick inglenook fireplace with wood burning stove, ceiling light.

Landing

Carpet, uPVC double glazed window front, ceiling light, radiator, airing cupboard, access to loft space.

Bedroom one

Carpet, ceiling light, radiator, uPVC double glazed window to rear.

Bedroom two

Wooden flooring, uPVC double glazed window to rear, ceiling light.

Bedroom three

Carpet, uPVC double glazed window to front, ceiling light.

Bedroom four

Wooden flooring, uPVC double glazed window to rear, built in drawers and cupboard, radiator, ceiling light.

Bathroom

Wooden effect tiled flooring, sink in vanity unit, tiled splashbacks, uPVC double glazed window to front, low level WC, bath with hand held shower attachment, wall mounted heated towel rail, fully tiled shower cubicle with mains shower, recessed ceiling lights.

COUNCIL TAX BAND

Band: E

West Lindsey District Council

ENERGY PERFORMANCE CERTIFICATE

Rating: C

METHOD OF SALE

Freehold with vacant possession on completion.

SERVICES

Mains water, drainage and gas central heating.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of May 2024.

ADDITIONAL INFORMATION

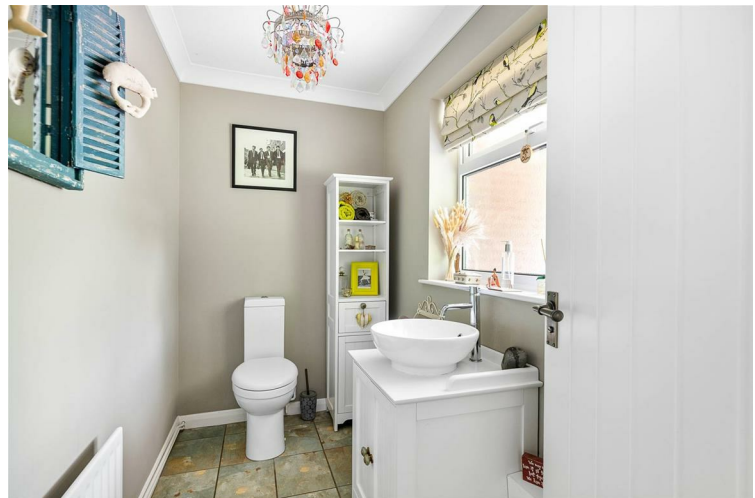
For further details, please contact Ellen Norris at Mount & Minster:

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BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



Ground Floor
Approx. 98.7 sq. metres (1061.9 sq. feet)



First Floor
Approx. 58.6 sq. metres (630.3 sq. feet)



Total area: approx. 157.2 sq. metres (1692.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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