

**Stunning Village  
Location Chestnut  
Drive Lincolnshire  
Sudbrooke  
Lincolnshire LN2 2RB  
Guide Price £400,000  
Freehold**

**haart**  
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Ref: HRT017336400



\*\*\*\*GUIDE PRICE £400,000 to £425,000\*\*\*\* This is a stunning example of a Four bedroom executive detached bungalow in the popular village of Sudbrooke. Offering great space internally and externally perfect for any growing family or even as a downsize!

- Premium Bungalow
- Four Bedrooms
- En-suite To Master
- Generous Garden
- Popular Village Location
- Large Living Area



**Living Room 22'0" x 15'0" (6.71m x 4.57m)**  
Living area with windows looking around garden. Accessed from hallway. generous living space enough for dining room.

**Bedroom Three 11'0" x 10'0" (3.35m x 3.05m)**

Double bedroom just off living area with window to side of property.

**Kitchen 18'0" x 11'0" (5.49m x 3.35m)**

Kitchen area with appliance space, dining area and door access to rear garden.



### **Family Bathroom**

Bathtub shower with toilet and sink.

### **Bedroom Four 12'0" x 7'0" (3.66m x 2.13m)**

Double bedroom with radiator and window looking onto front of property.

### **Bedroom Two 12'0" x 10'0" (3.66m x 3.05m)**

Double bedroom with window looking onto front aspect.

### **Master Bedroom 12'0" x 11'0" (3.66m x 3.35m)**

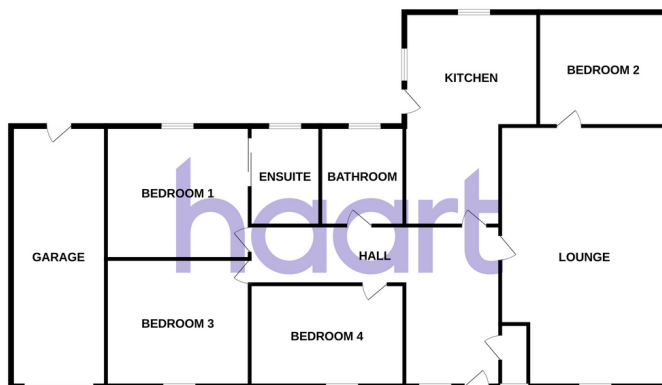
Double bedroom. Benefits from radiators, electrical points and window to rear garden. also has access to en-suite

### **Ensuite**

En-suite off master. Toilet, sink and free standing shower.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	<b>67</b>	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	<b>60</b>	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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