



34 Sibthorpe Drive  
Scothern, Lincoln

**BROWN & CO** JH Walter



## 34 Sibthorpe Drive, Sudbrooke, Lincoln, LN2 2RQ

A spacious detached family home occupying a generous corner plot within the highly sought after village of Sudbrooke.

The property benefits from excellently presented accommodation comprising of an entrance hall, WC, living room, dining room, breakfast kitchen and study to the ground floor, along with a master bedroom with en-suite, three further bedrooms and a family bathroom to the first floor.

Outside to the front is a driveway which leads to a double garage, there is a pleasant lawned front garden and a private, enclosed lawned rear garden with patio, shed and summerhouse.



### ACCOMMODATION

#### Ground Floor

#### Entrance Hall

Front entrance door, stairs rising to first floor, radiator, archway opening into:

#### Study

Double glazed window to side, radiator.

#### WC

Double glazed window to front, WC, wash basin.

#### Lounge

Double glazed bay window to front, double glazed sliding patio doors to rear, two radiators.

#### Dining Room

Double glazed window to rear, radiator.

#### Breakfast Kitchen

Double glazed window and door to side, sliding patio doors to rear, one and a half drainer sink, worktops, matching base and eye level storage units, integrated oven and hob, extractor hood, integrated dishwasher, space for fridge freezer and washing machine, under

stairs storage cupboard, tiled flooring, radiator.

#### First Floor

#### Landing

Double glazed window to front, loft access, radiator.

#### Bedroom One

Dual aspect double glazed windows to front and rear, fitted wardrobes, radiator.

#### En Suite

Double glazed window to rear, corner shower cubicle, WC, pedestal wash basin, heated towel rail.

#### Bedroom Two

Double glazed window to front, radiator.

#### Bedroom Three

Double glazed window to rear, radiator.

#### Bedroom Four

Double glazed window to front, fitted wardrobe, radiator.

#### Bathroom

Double glazed window to rear, bath with shower attachment, WC, pedestal wash basin, tiled flooring and walls, radiator.

#### Outside

To the front is a driveway which leads to a double garage with up and over door to front and personnel door to the side. The front garden is laid to lawn with decorative shrubs and borders. Gated side access to both sides leads to a private and enclosed rear garden which is again mainly laid to lawn with a paved patio, decorative shrubs, summerhouse, and shed.

#### TENURE & POSSESSION

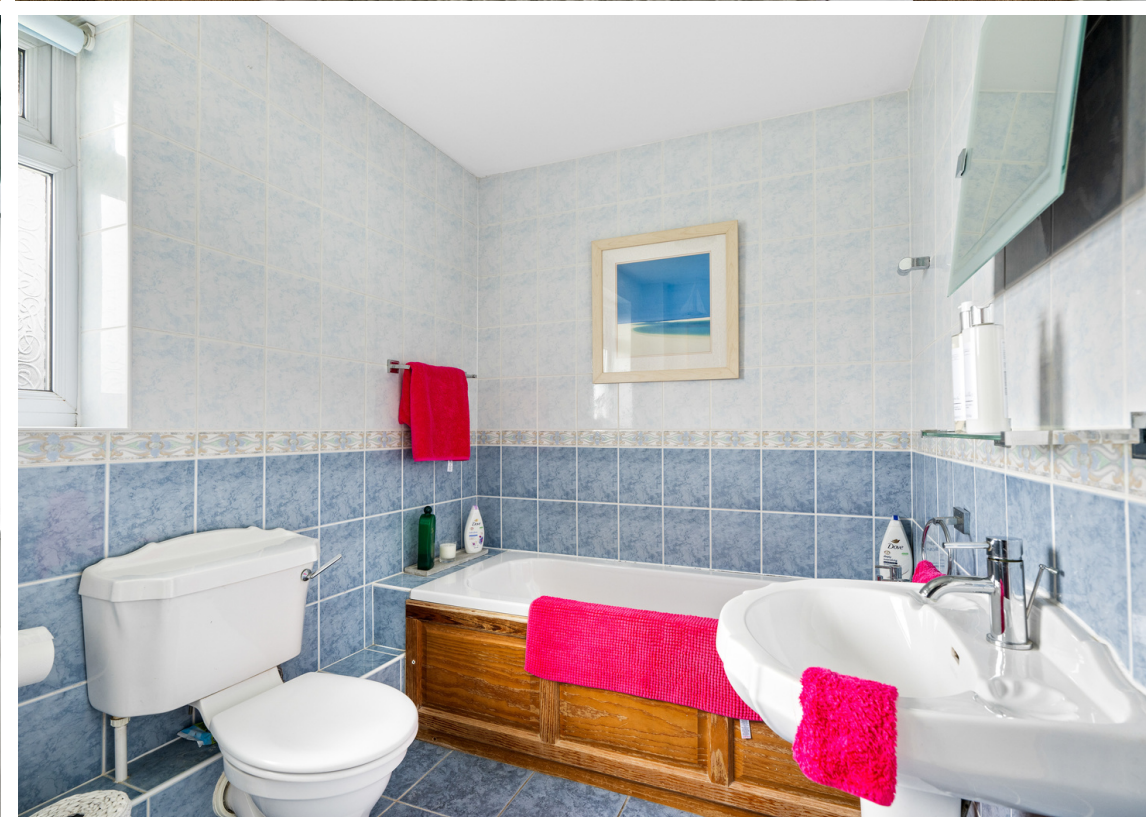
Freehold and for sale by private treaty.

#### COUNCIL TAX

Band D

#### MOBILE

We understand from the Ofcom website there is good mobile coverage from EE, O2 and Vodafone.



## BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 49 Mbps and an upload speed of 8Mbps

## BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

## VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

## AGENTS NOTE

The vendors of this property are relatives of a Brown & Co/ JHWalter employee.

## AGENT

James Drabble  
01522 504304  
lincolncitycentre@brown-co.com

### Energy performance certificate (EPC)

34 Sibthorpe Drive Sudbrooke LINCOLN LN2 2RO	Energy rating <b>D</b>	Valid until: 22 January 2034 Certificate number: 5400-6179-0022-8328-3943
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Property type: Detached house  
Total floor area: 124 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

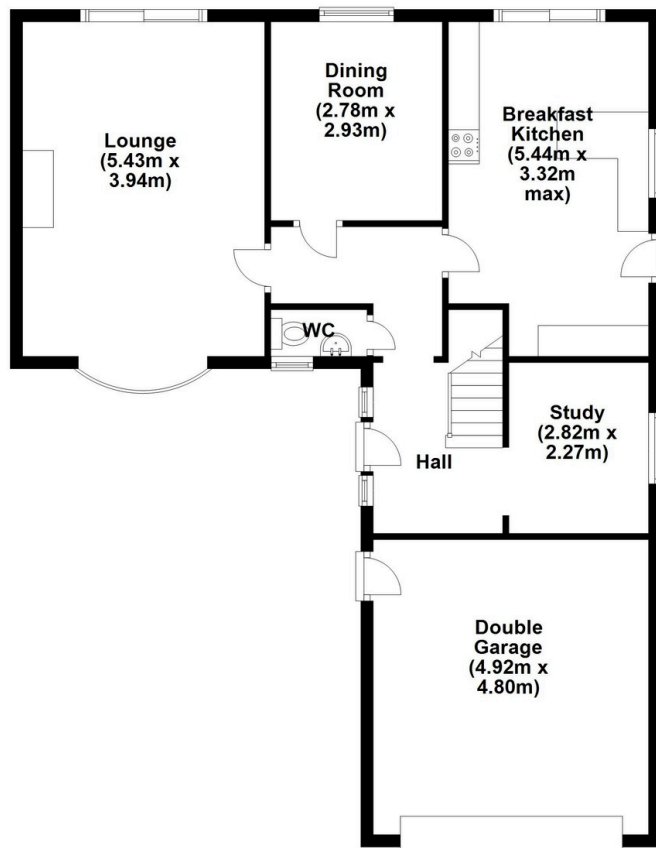
**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

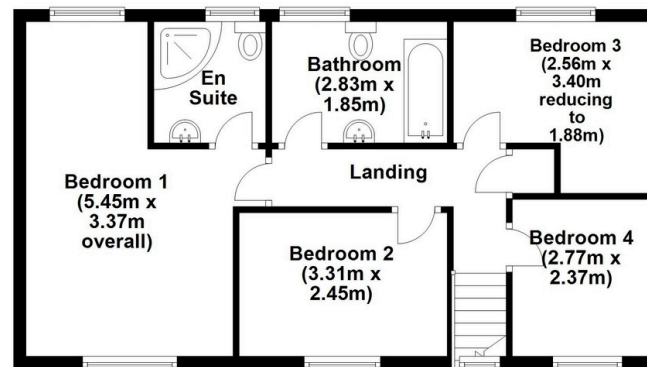
Score	Energy rating	Current	Potential
92+	A		
81-91	B		B
69-80	C		
55-68	D	D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**  
Approx. 89.9 sq. metres (967.5 sq. feet)



**First Floor**  
Approx. 55.0 sq. metres (592.0 sq. feet)



Total area: approx. 144.9 sq. metres (1559.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

**IMPORTANT NOTICES**

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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