



17 Greenway
Sudbrooke, Lincoln

BROWN & CO JH Walter



17 Greenway, Sudbrooke, Lincoln, LN2 2YA

A spacious detached bungalow with excellently presented accommodation situated in the much sought after village of Sudbrooke.

The property benefits from an entrance hall, living room opening into a dining room, breakfast kitchen, utility, conservatory, master bedroom with en-suite, three further bedrooms and a shower room.

Outside to the front is a gravelled driveway along with a detached double garage. To the side and rear is an enclosed garden with patio, lawn, decorative shrubs and hard standing with space for a shed.



ACCOMMODATION

Entrance Hall

Front entrance door, airing cupboard, radiator.

Living Room

Double glazed bay window to front, wood burning stove inset to fireplace, radiator, archway opening into:

Dining Room

Double glazed window to front, radiator.

Kitchen / Breakfast Room

Double glazed window to side, French doors opening to conservatory, one and a half drainer sink, worktops, base and eye level storage units, integrated oven with gas hob and extractor hood over, integrated dishwasher and fridge, space for fridge freezer, tiled splash backs, radiator.

Utility

Double glazed window to rear, door leading to rear garden, stainless steel drainer sink, worktops, base and eye level storage units, space and plumbing for washing machine, radiator.

Conservatory

Double glazed French doors opening to rear garden.

Bedroom One

Double glazed window to rear, fitted wardrobes, radiator.

En Suite

Double glazed window to side, WC, vanity wash basin, walk in shower with glazed shower screen, heated towel rail.

Bedroom Two

Double glazed window to conservatory, fitted wardrobes, radiator.

Bedroom Three

Double glazed window to conservatory, radiator.

Bedroom Four

Double glazed window to front, radiator.

Shower Room

Double glazed window to side, WC, wash basin, walk in shower with glazed shower screen, heated towel rail.

Outside

To the front the property has a gravelled driveway providing parking for several vehicles and a detached double garage. Gated side access leads to an enclosed garden which runs to the side and rear with paved patio area, lawn, decorative shrubs and hard standing with space for a 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 42 Mbps and an upload speed of 8 Mbps



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.

AGENT

James Drabble
01522 504304
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

17, Green Way Sudbrooke LINCOLN LN2 2YA	Energy rating D	Valid until: 28 April 2024 Certificate number: 2118-7078-6224-6514-4944
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Property type	Detached bungalow
Total floor area	121 square metres

Rules on letting this property

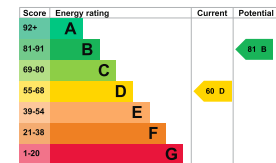
Properties can be let if they have an energy rating from A to E.

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.](#)



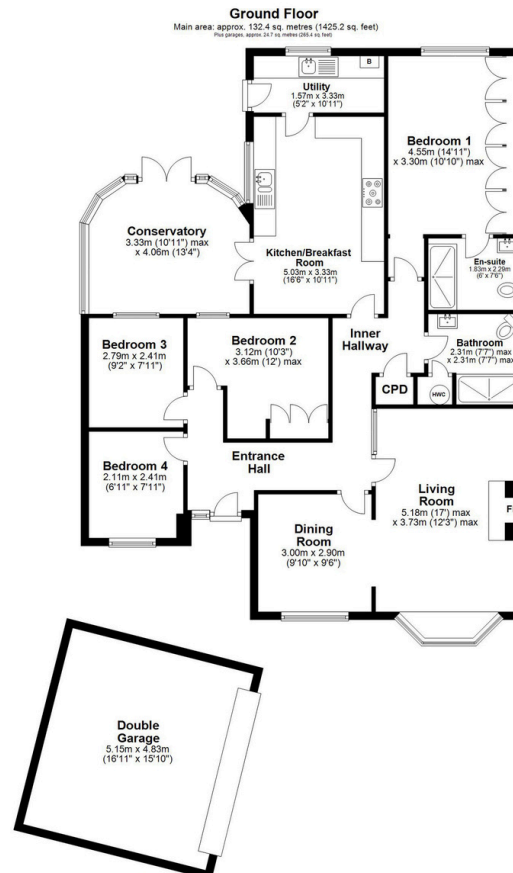
The graph shows this property's current and potential energy rating.

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





Main area: Approx. 132.4 sq. metres (1425.2 sq. feet)
Plus garages, approx. 24.7 sq. metres (265.4 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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Plans produced using PlanItUp

17 Greenway, Sudbrooke

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Property and Business Consultants