



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 <b>D</b>	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.](#)

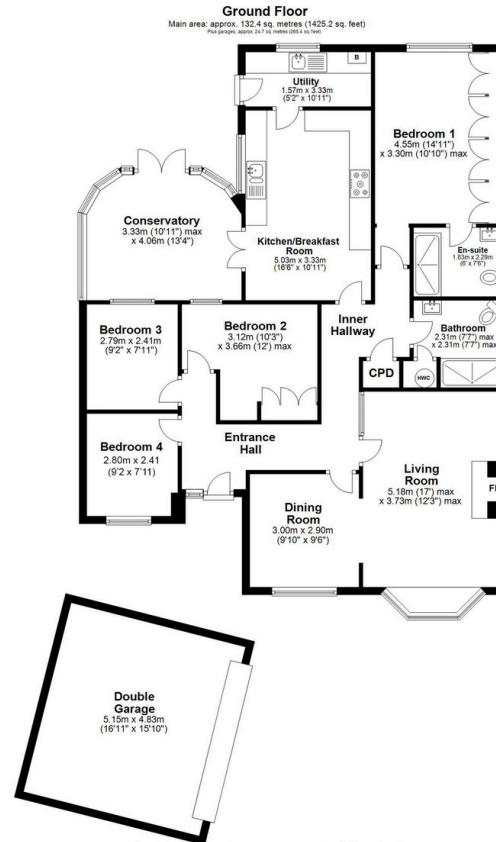
The graph shows this property's current and potential energy rating.

**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

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		





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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17 Greenway, Sudbrooke

## 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 other 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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