



Questers, 78 Sudbrooke Lane  
Nettleham, Lincoln

**BROWN & CO** JH Walter



## Questers, 78 Sudbrooke Lane, Nettleham, Lincoln, LN2 2RR

A detached dormer bungalow in need of full refurbishment located in the highly sought after village of Nettleham with open-field views.



### ACCOMMODATION

#### Ground Floor

#### Entrance Hall

Entrance door to side, stairs rising to first floor, radiator.

#### Kitchen

Window to side, door to rear, drainer sink, space for cooker, pantry with window to side.

#### Lounge

Bay window to front, window to side, radiator.

#### Dining Room

Windows to front and side, radiator.

#### Bedroom One

Window to rear.

#### WC

Window to side, WC.

#### First Floor Landing

#### Bedroom Two

Window to front, radiator.

#### Bedroom Three

Window to rear, radiator.

#### Bathroom

Velux window, bath, wash basin.

#### Outside

To the front is a lawned garden with a path leading down the side of the property to the rear garden which is a good size with hard standing, lawn and shed.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band C

### MOBILE

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

### BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 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.



## BOUNDARIES

Please note that part of the southern part of the existing garden is being retained by the sellers. The area to be sold is shaded pink on the plan enclosed.

The south boundary of the garden is not marked but is set 17 m from the south east corner of the dwelling. A peg marks this point set in the wire fence line.

The east boundary of the property will be the existing wall, fence. Pegs mark the boundary in the gap between the wall and the fence.

The sellers will require the buyer to erect the minimum of a post and wire fence to fill the gap in the east boundary and to the mark the new garden boundary.

## 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

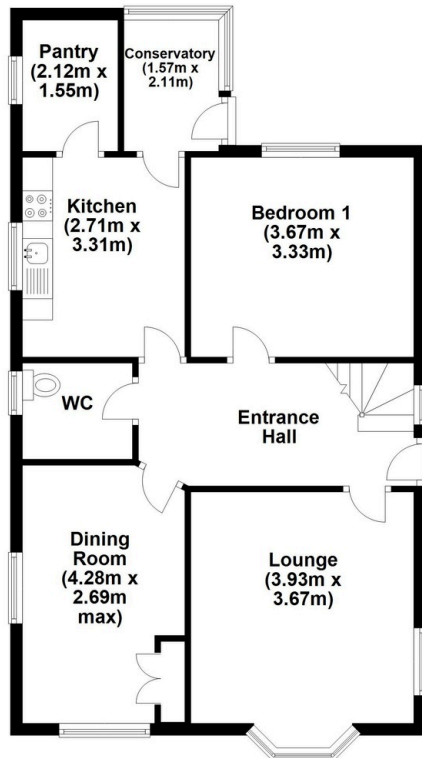
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lincolncitycentre@brown-co.com



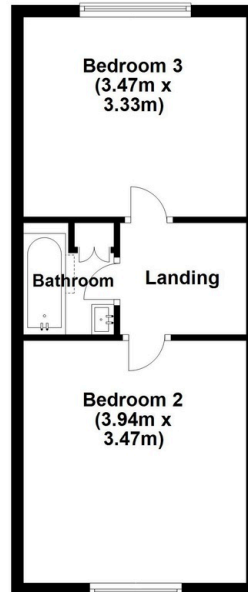
### Ground Floor

Approx. 68.7 sq. metres (739.1 sq. feet)



### First Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



Total area: approx. 103.4 sq. metres (1113.5 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.

### Energy performance certificate (EPC)

78 Sudbrooke Lane Nettleham LINGOLN LN2 2RR	Energy rating	Valid until:	11 March 2034
	<b>F</b>	Certificate number:	7500-8827-0522-7398-3743

Property type	Detached house
Total floor area	99 square metres

#### Rules on letting this property

#### ! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

#### Energy rating and score

This property's energy rating is F. It has the potential to be C.

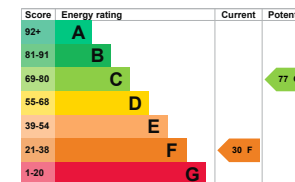
[See how to improve this property's energy efficiency.](#)

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



### 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 or 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

**Brown&CoJHWalter**

1 Mint Lane | Lincoln | LN1 1UD

T 01522 504 304

E [lincolncitycentre@brown-co.com](mailto:lincolncitycentre@brown-co.com)

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Property and Business Consultants