



21 Sibthorpe Drive
Sudbrooke, Lincoln

BROWN & CO JH Walter



21 Sibthorpe Drive, Sudbrooke, Lincoln, LN2 2RQ

An excellently presented, spacious detached bungalow situated in the much sought after village of Sudbrooke.

The property comprises of an entrance hall, WC, living / dining room, modern kitchen, three bedrooms, conservatory and shower room.

Outside to the front is a lawn and driveway which leads to garage with electric roller door. To the rear is a pleasant enclosed lawned garden with patio area.



ACCOMMODATION

Entrance Hall

Front entrance door. with storage cupboard.

WC

Double glazed window to front, WC, wash basin, tiled flooring.

Living / Dining Room

Dual aspect double glazed windows to front and side, two radiators.

Kitchen

Double glazed window to side, ceramic drainer sink, preparation work tops, base level storage units, eye level shelving, integrated oven, gas hob with extractor over, spaces for fridge freezer and washing machine, tiled splash backs, radiator.

Bedroom One

Double glazed window to rear, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Patio doors opening into conservatory, radiator.

Conservatory

Double glazed windows, French doors opening to rear garden.

Shower Room

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

Outside

To the front is a lawn and a driveway which leads to a garage with electric roller door housing Worcester combi boiler.
Gated side access leads to an enclosed rear garden which is mainly laid to lawn with a patio, decorative shrubs and borders, and a fenced perimeter.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band D

MOBILE & BROADBAND

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone. We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 53 Mbps and an upload speed of 10 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.

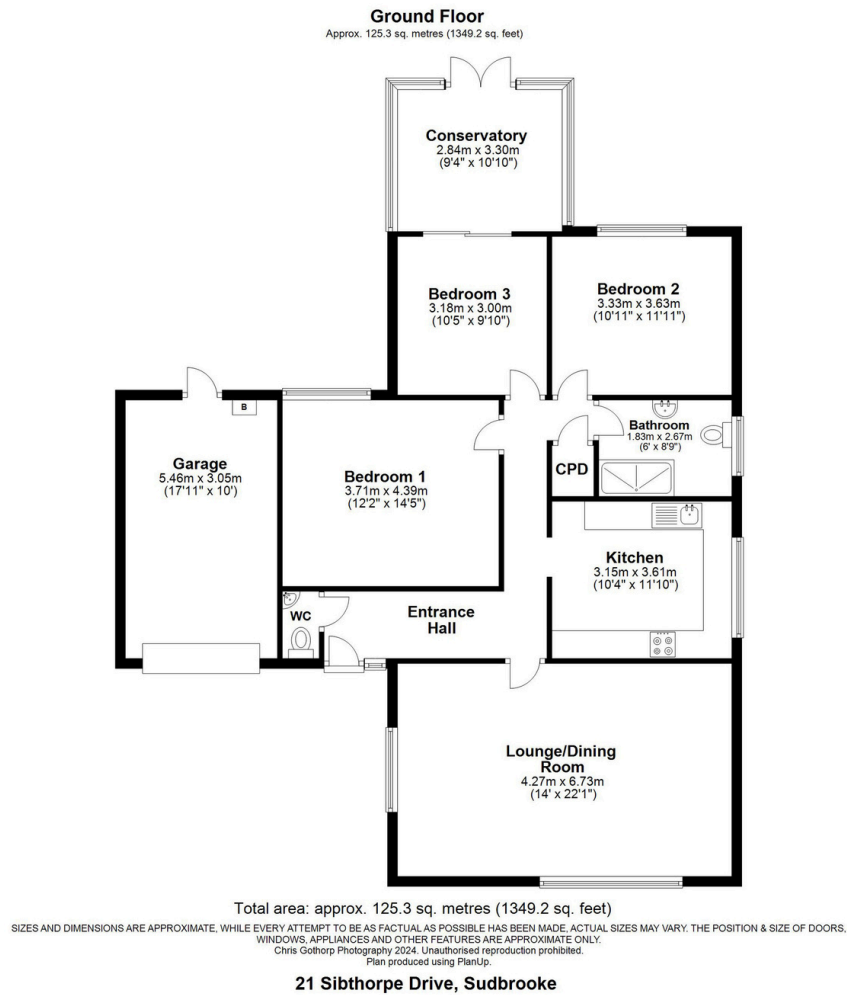
AGENT

James Drabble

01522 504304 lincolncitycentre@brown-co.com







Energy performance certificate (EPC)

21, Sibthorpe Drive Sudbrooke LINCOLN LN2 2RQ	Energy rating C	Valid until: 30 January 2030
		Certificate number: 8804-2896-4822-5577-7903

Property type	Detached bungalow
Total floor area	99 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 C. It has the potential to be B.

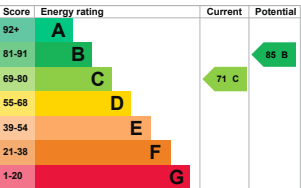
[See how to improve this property's energy efficiency.](#)

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/8804-2896-4822-5577-7903?print=true>

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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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