



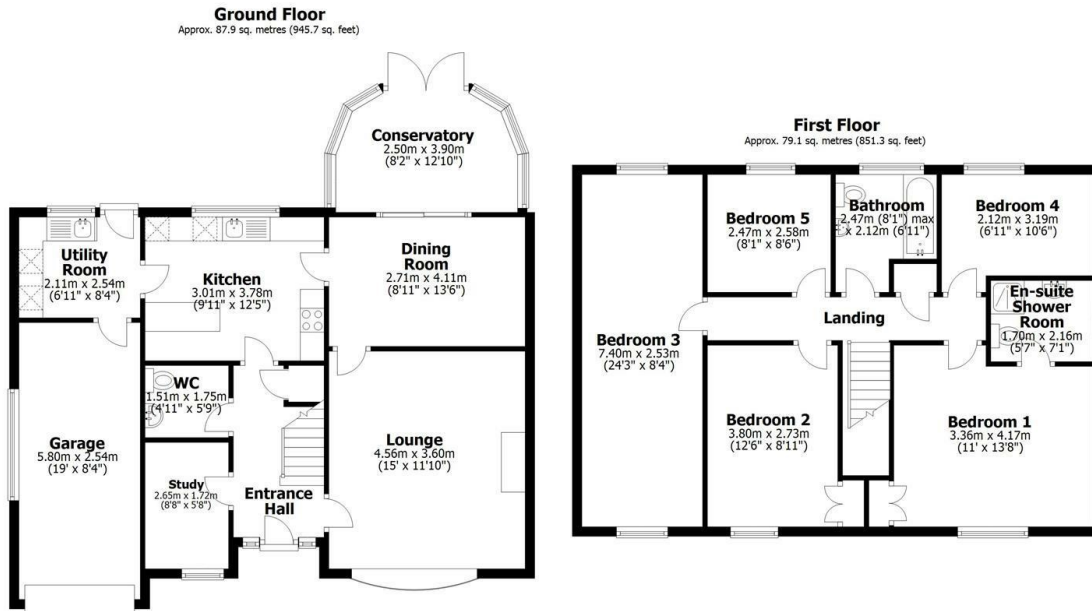
# the agent



## 13 West Drive, Sudbrooke, Lincoln, LN2 2RA

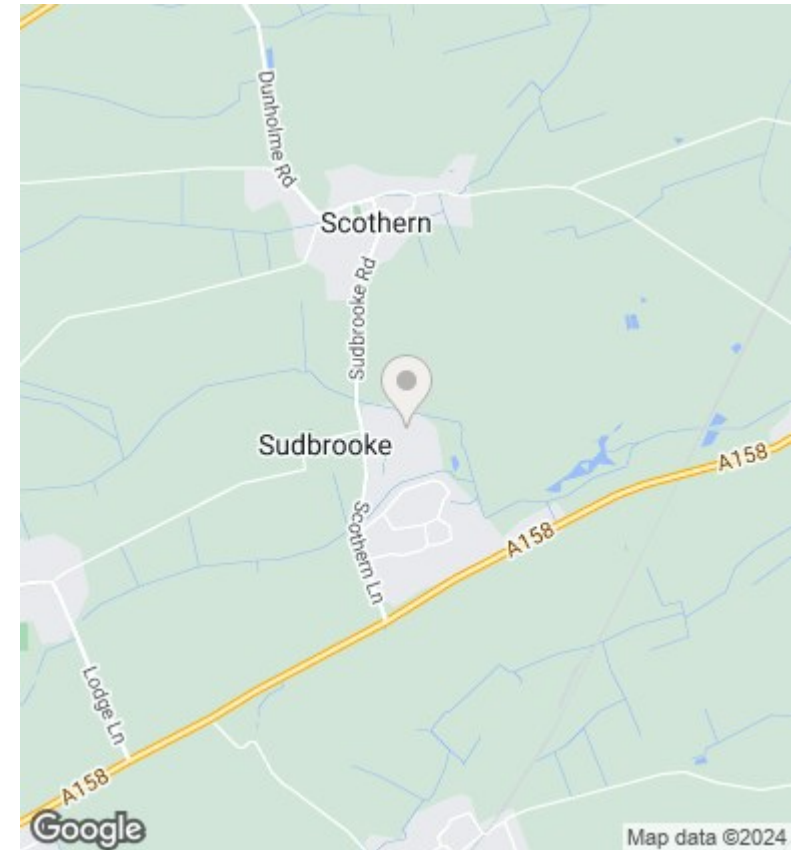
Asking Price £395,000

- Five Bedroom Detached House
- Non Overlooked Garden
- Utility Room
- EPC Rating D
- Three Reception Rooms
- Conservatory
- Ensuite to Master Bedroom
- Large Kitchen
- Garage and Double Driveway
- Family Bathroom



Total area: approx. 167.0 sq. metres (1797.1 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently. Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 03330904071 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	