

- Modern Detached House
- Very Well Presented Throughout
- Pleasant Cul-De-Sac Position
- 3 Bedrooms

- Lounge, Dining Room & 11'3" Conservatory
- Driveway & Garage
- South-West Facing Garden
- NO CHAIN!

Fox Covert, Sudbrooke, LN2 2BN,  
Offers Over £220,000





Located within a pleasant cul-de-sac position within the popular village of Sudbrooke is this very well presented detached house on Fox Covert. Accommodation briefly comprises entrance hallway, ground floor WC, 13'7" lounge, separate dining room with sliding patio door leading into 11'3" uPVC conservatory, kitchen, first floor landing, 3 bedrooms and first floor bathroom. Outside the property has block paved driveway with space for at least 2 vehicles, brick built single garage and fully enclosed south-west facing garden to the rear which offers an excellent degree of privacy. NO CHAIN! Call today to view! Council tax band: C. Freehold.



### Entrance Hallway

Having part glazed composite front entrance door (new in 2022), radiator and stairs rising to first floor.

### Ground Floor WC

Having low level WC, wash hand basin set in vanity unit, radiator and extractor.

### Lounge

13' 7" x 12' 3" max (4.14m x 3.73m)

Having modern remote control LED flame effect fireplace (installed 2022) which attractive marble surround, radiator, coved ceiling and archway into:

### Dining Room

9' 8" x 7' 4" (2.94m x 2.23m)

Having laminate wood effect flooring, radiator, coved ceiling and sliding patio door to conservatory.

### Conservatory

11' 3" x 8' 2" (3.43m x 2.49m)

Being of uPVC construction with brick built base, ceramic tiled floor, electric underfloor heating, radiator, ceiling fan and French doors leading to paved patio area.

### Kitchen

9' 8" x 7' 8" (2.94m x 2.34m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, plumbing for washing machine, space for fridge, laminate wood effect flooring, radiator, understairs storage cupboard and part glazed door leading onto driveway.

### First Floor Landing

Having airing cupboard housing hot water cylinder and access to loft.

### Bedroom 1

13' 7" x 9' 6" (4.14m x 2.89m)

Having laminate wood effect flooring and radiator.

### Bedroom 2

10' 2" x 9' 6" (3.10m x 2.89m)

Having radiator.

### Bedroom 3

9' 1" max x 6' 0" (2.77m x 1.83m)

Having built-in storage cupboard, over stairs bulkhead and radiator.

### Bathroom

Having 3 piece suite comprising panelled bath with central mixer taps, electric shower appliance and glass shower screen over, pedestal wash hand basin, low level WC, ceramic tiled floor, heated towel rail, part tiled walls and extractor.

### Outside Front

To the front of the property there is a brickwork paving, outside lighting, block paved driveway with space for at least 2 vehicles extending to side and garage. Gate at side leading to rear garden.

### Garage

Being of brick built construction and having up and over door.

### Outside Rear

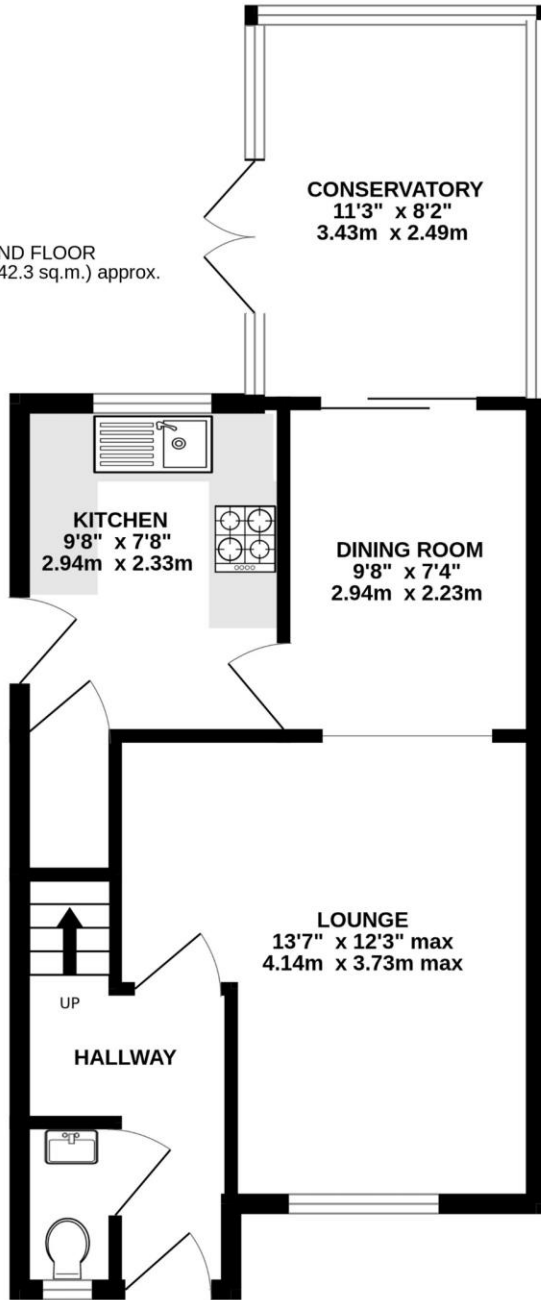
To the rear of the property there is an established and well maintained south-west facing garden offering an excellent degree of privacy. Being mainly laid to lawn with a wide variety of plants and shrubs, paved patio area, covered outdoor seating area to rear of garage, outside lighting and cold water tap.



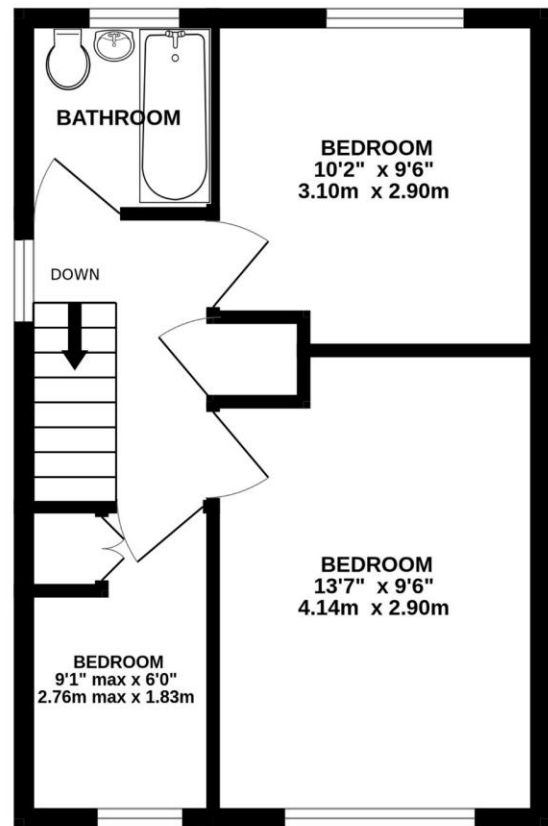
TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



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