



- Detached Bungalow
- 4 Bedrooms
- Approx 1500 Sq Ft
- Breakfast Kitchen

- Spacious Lounge Diner
- Garage & Parking
- Popular Village Location
- No Onward Chain

Chestnut Drive, Sudbrooke, LN2 2RB,  
£375,000





Offered for sale with no onward chain is this well-proportioned 4 bedroom detached bungalow. Having accommodation spanning approximately 1500 sq ft with flexible living accommodation. There is an impressive 22'3" x 16'0" lounge diner which gives access to bedroom 2, a breakfast kitchen measuring 18'3" x 11'10" with a range of modern kitchen units and external access to the rear garden. There are 3 further bedrooms making 4 in total with the master bedroom boasting it's own private en-suite shower room and a 3 piece bathroom suite. The property enjoys a wrap-around garden with a large front garden which is enclosed with a sizeable hedged perimeter, driveway parking and garden to the rear with bark area ideal for the family. A tandem garage measuring 22'11" x 8'10". Chestnut Drive is situated in the heart of Sudbrooke, being 15 minute drive from Lincoln, there is a regular bus service and access to Wragby and A46. For further details and viewing requests, please contact Starkey&Brown. Council tax band: D. Freehold.



### Entrance Hall

Having uPVC door to front aspect, 2 obscured full length windows to either side, radiator, access to cloakroom and wood laminate flooring. Access to living accommodation.

### Lounge Diner

22' 3" x 16' 0" (6.78m x 4.87m)

Having 2 uPVC double glazed windows, 2 radiators, wood laminate flooring, coved ceiling and access to bedroom 2.

### Bedroom 2

12' 8" x 10' 6" (3.86m x 3.20m)

Having uPVC double glazed window to side aspect and radiator.

### Breakfast Kitchen

11' 10" x 18' 3" (3.60m x 5.56m)

Having a range of eye and base level units with counter worktops, tiled flooring, a radiator, 2 uPVC double glazed windows, radiator and external uPVC door leading onto rear garden.

### Bedroom 1

12' 11" x 11' 0" (3.93m x 3.35m)

Having uPVC double glazed window to rear aspect and a radiator. Access to:

### En-Suite Shower Room

7' 11" x 4' 6" (2.41m x 1.37m)

Having uPVC double glazed obscured window to rear aspect, half tiled surround, radiator, pocket door entrance, shower cubicle, pedestal hand wash basin unit and a low level WC.

### Bedroom 3

10' 11" x 12' 11" (3.32m x 3.93m)

Having uPVC double glazed window to front aspect, radiator and wood laminate flooring.

### Bedroom 4

7' 10" x 11' 11" (2.39m x 3.63m)

Having uPVC double glazed window to front aspect, wood laminate flooring and a radiator.

### Tandem Garage

22' 11" x 8' 10" (6.98m x 2.69m)

Having up and over door. Personnel door to rear aspect, light and power.

### Outside Rear

Having wrap-around garden with hedged perimeters, being mostly laid to lawn with children's play area finished with bark and ideal for a trampoline, swings and slide.

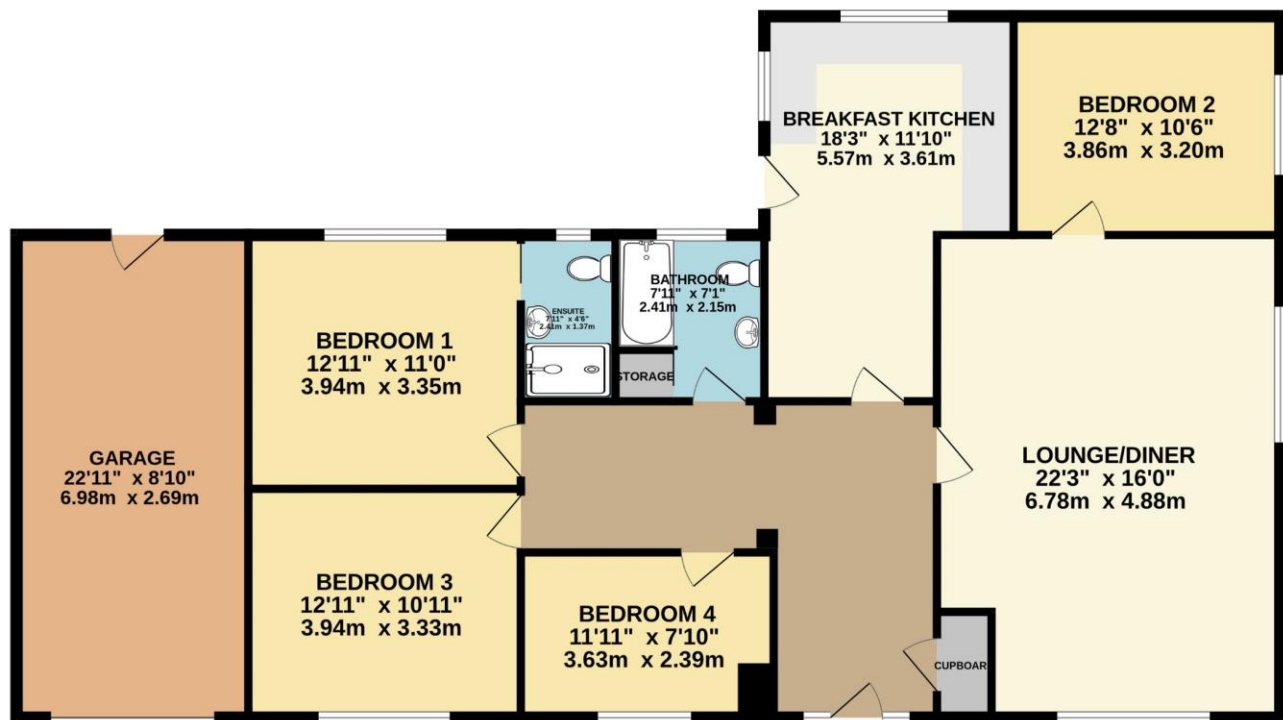
### Outside Front

A large lawned garden with hedged perimeter. Driveway parking for 1 vehicle and access to tandem garage.





## GROUND FLOOR 1622 sq.ft. (150.7 sq.m.) approx.



TOTAL FLOOR AREA: 1622 sq.ft. (150.7 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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