



- Detached Family Homes
- Garden Room Extension
- Built In 2023/EPC Rating: 83B
- Impressive Rear Garden
- 4 Bedrooms & 2 Bathrooms
- Stylish Kitchen With Quartz Worktops
- Underfloor Heating & NEST Smart Heating
- Large Parking Provisions & Double Garage

Main Drive, Sudbrooke, LN2 2QY  
£450,000



Offered for sale with no onward chain is this detached four-bedroom home, built in 2023 and being located within the sought-after Parklands development in Sudbrooke. The property has been finished to a high standard and includes a selection of upgrades such as underfloor heating throughout the ground floor, brushed chrome sockets with USB ports, Quartz worktops and an impressive Garden Room extension with sky lantern and bi-folding doors overlooking the rear garden. On the ground floor, the accommodation comprises a welcoming entrance hall, a study suitable for home working, a lounge measuring 24'3" with a feature log burner which leads onto the garden room. The ground floor centres around a kitchen dining area which is fitted with Quartz worktops, a large central island, integrated appliances, units with brushed brass handles and a sink with contrasting golden effect faucets. A matching utility room provides additional storage and laundry space whilst also giving access to the ground floor WC. To the first floor there are four bedrooms, including a master bedroom with ensuite shower room. The remaining bedrooms benefit from the use of a four-piece family bathroom and large airing cupboard. Externally, the property offers a large double garage and a block paved driveway providing ample parking space. The rear garden is east facing and enjoys good levels of sunlight throughout the day whilst having a family friendly arrangement and currently being non-overlooked. Sudbrooke is a well-connected village situated around seven miles from Lincoln city centre, with access to reputable local schools including Ellison Boulters C of E Primary, Reepham C of E Primary, and William Farr C of E Comprehensive. The Parklands is a modern residential development designed with a focus on green space and community facilities. Residents have access to woodland walks and lakeside trails with the homes at The Parklands being designed to complement the rural setting, with attention to landscaping and the natural habitat. Council tax band: E. Freehold.



## Entrance Hall

A composite front door entry, wood effect laminate flooring, stairs rising to the first floor with an understairs storage cupboard (housing underfloor heating control, electric and broadband point).

## Study

9' 0" x 5' 9" (2.74m x 1.75m)

Having wood effect laminate flooring, wall-mounted consumer unit, chrome polished power sockets, and a uPVC double-glazed window to the front aspect.

## Kitchen Diner

11' 8" x 16' 0" (3.55m x 4.87m)

A range of eye and base level units with shaker style arrangement with brass effect handles, an impressive feature kitchen island with bar stool arrangement, and integrated storage. Integrated appliances: Bosch 5-ring gas hob with large extractor hood over, integrated Bosch oven and grill, sunken sink with gold faucet finish, marble effect worktops and splash-backs, integrated Hotpoint dishwasher and fridge and freezer. Access to:

## Utility Room

6' 0" x 5' 3" (1.83m x 1.60m)

A range of base and eye-level units with feature shelving, brass handle finish, sink with gold faucet finish, and integrated washer and dryer. External door with a glass window finish. Access to:

## Downstair WC

A fully tiled arrangement with a low-level WC, vanity hand wash basin unit, extractor unit, and tiled floor.

## Lounge

24' 3" x 11' 9" (7.39m x 3.58m)

Wood effect laminate flooring, 2 uPVC double-glazed windows, and a brick chimney breast with a feature log-burner. Access to:

## Garden Room

11' 2" x 13' 2" (3.40m x 4.01m)

Having a feature sky lantern, uPVC double-glazed window to either side aspect and a 3-panelled bi-folding door -overlooking the rear garden, wood laminate flooring, underfloor heating and chrome power sockets.

## First Floor Landing

Having an insulated loft and a radiator. Large airing cupboard with a hot water cylinder.

## Master Bedroom

15' 5" x 13' 0" (4.70m x 3.96m)

Having 2 uPVC double-glazed windows and a radiator. Access to:

## En-Suite Shower Room

5' 2" x 7' 9" (1.57m x 2.36m)

Featuring a low-level WC, vanity basin unit, chrome heated hand towel rail, shower cubicle with rainfall showerhead, extractor unit, and a uPVC double-glazed obscured window to the front aspect.

## Bedroom 2

13' 5" x 8' 10" (4.09m x 2.69m)

Having uPVC double-glazed window to the front aspect, radiator, power sockets with USB ports with a brushed chrome effect finish.

## Bedroom 3

9' 8" x 10' 11" (2.94m x 3.32m)

Having uPVC double-glazed window to the rear aspect, a radiator, power points with chrome brush finish.

## Bedroom 4

6' 8" x 9' 8" (2.03m x 2.94m)

Having power points, additional power points with USB brushed chrome effect finish, a radiator, and a uPVC double-glazed window to the rear aspect.

## Bathroom

6' 8" x 8' 3" (2.03m x 2.51m)

A 4-piece suite comprising a panelled bath, shower cubicle, low-level WC, vanity hand wash basin unit, half tiled surround, and a uPVC double-glazed window to the rear aspect, chrome heated hand towel rail, and an extractor unit.

## Outside Rear

Being enclosed and non-overlooked with fenced perimeters. An east-facing orientation, but enjoying the sun throughout the day. A patio area, side access to the front of the property. Personnel access to the garage.

## Double Garage

19' 0" max x 18' 0" to door (5.79m x 5.48m)

Two electric roller shutter doors, a consumer unit for the garage. Personnel door, power, and lighting.

## Outside Front

A block paved driveway for multiple vehicles, internal access to the utility room, and the front entrance via the storm porch to the front aspect.

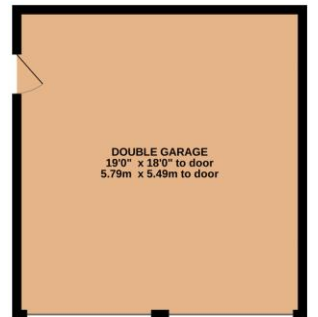
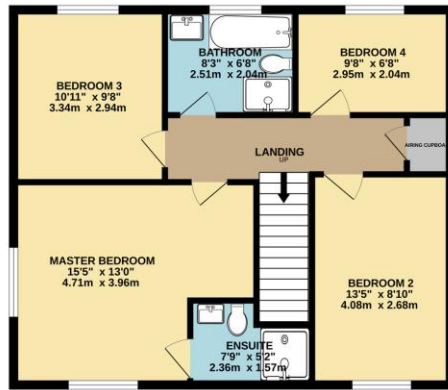




GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.

1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.

2ND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1818 sq.ft. (168.9 sq.m.) approx.

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