



- Spacious Five Bedroom Dormer Bungalow
- Generous 26ft Lounge Plus Sunroom
- Versatile Living
- Two En-Suite Bedrooms

- Potential Loft Conversion (STP)
- Larger Than Average Garage
- Private Enclosed Garden
- Sought After Village Location

St. Edwards Drive, Sudbrooke, LN2 2QR
£400,000





Starkey&Brown are delighted to offer for sale this spacious and versatile 5 bedroom detached dormer bungalow, ideally positioned on the highly regarded St Edwards Drive in the popular village of Sudbrooke. Occupying a larger-than-average private garden plot, this well-maintained home offers generous and adaptable accommodation throughout - perfect for families or those seeking flexible living in a peaceful setting. The accommodation briefly comprises a welcoming entrance hallway, spacious lounge, and a well-appointed fitted kitchen overlooking the front garden. A bright and airy sunroom provides additional living space and offers a lovely outlook onto the private rear garden – ideal for relaxing or entertaining. There are five well-proportioned bedrooms, arranged across both floors, including two with en-suite facilities, offering excellent flexibility for family living, guests, or those working from home. A further family bathroom completes the accommodation. While the property offers scope for some modernisation, it has been well cared for and maintained, providing an excellent opportunity to personalise and enhance to individual taste. Externally, the property stands on a superb, larger-than-average plot, with a mature and private rear garden that enjoys an excellent degree of seclusion - perfect for outdoor entertaining or family enjoyment. To the front, there is ample driveway parking leading to a garage. Located within the sought-after village of Sudbrooke, the property enjoys a peaceful setting while being conveniently placed for access to local amenities, well-regarded schools, and excellent transport links to Lincoln City Centre and surrounding areas. Council tax band: E. Freehold.



Entrance Hall

Having front entrance door, carpeted. Stairs rising to the first floor and access into:

Lounge

26' 3" x 12' 10" (7.99m x 3.91m)

Having double glazed window to the rear aspect, Carpeted, 2 radiators. Sliding glass door leading into sunroom:

Sunroom

16' 8" x 9' 0" (5.08m x 2.74m)

UPVC composite door leading to the rear, Double glazed glass panels looking out to the rear, Carpeted.

Kitchen

13' 9" x 11' 0" (4.19m x 3.35m)

Having a range of base and wall units with counter tops, UPVC double glazed window to the front aspect, space for fridge freezer, ceramic double sink with mixer tap. Four ring gas hob and integrated double oven. Radiator. Access into:

Lobby

Having tiled flooring. Storage with plumbing for washing machine and tumble dryer. Second access from the front and integral access into the garage.

Bedroom 1

13' 5" x 9' 10" (4.09m x 2.99m)

Coved ceiling, UPVC double glazed window to the rear, Carpeted, Radiator.

Bedroom 2

12' 4" x 9' 11" (3.76m x 3.02m)

Coved ceiling, UPVC double glazed window to the front aspect, Carpeted, Radiator. Fitted wardrobes.

Bedroom 3

9' 0" x 8' 2" (2.74m x 2.49m)

Coved ceiling, UPVC double glazed window to the side aspect, Carpeted, Radiator.

Bathroom

9' 0" x 7' 3" (2.74m x 2.21m)

UPVC frosted double glazed window to the front aspect. 4 piece-suite comprising a panelled bath with mains-fed showerhead, a low-level WC, a pedestal wash hand basin and a bidet toilet. Tiled walls and Radiator

Landing

Having carpeted flooring, velux window, Storage cupboard. Access into:

Bedroom 4

10' 3" x 9' 4" (3.12m x 2.84m)

Coved ceiling, UPVC double glazed window to the rear, Carpeted, Radiator, Fitted wardrobes. Access into:

En-suite 1

Wooden floorboards, Wash hand basin, Low level WC, Eaves storage, Radiator.

Bedroom 5

12' 3" x 11' 3" (3.73m x 3.43m)

Coved ceiling, UPVC double glazed window to the rear, Carpeted, Radiator. Fitted wardrobes and storage. Access into:

En-suite 2

Having velux window, Walk in shower cubicle, Wash hand basin with storage, Low level WC and Radiator.

Loft

Not measured

Potential to convert (Subject to planning permission).

Rear Garden

Privately enclosed rear garden mostly laid to lawn. Non overlooked and a variety of shrubs and hedges. Feature pond, patio area and green house.

Front garden

Concrete paved ample parking driveway, shrubs and hedges.

Garage

27' 11" x 13' 0" MAX (8.50m x 3.96m)

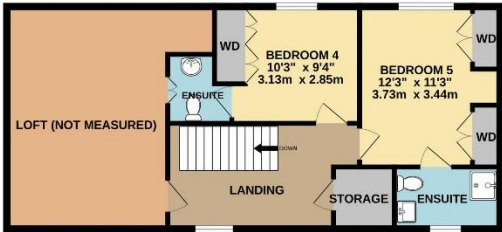
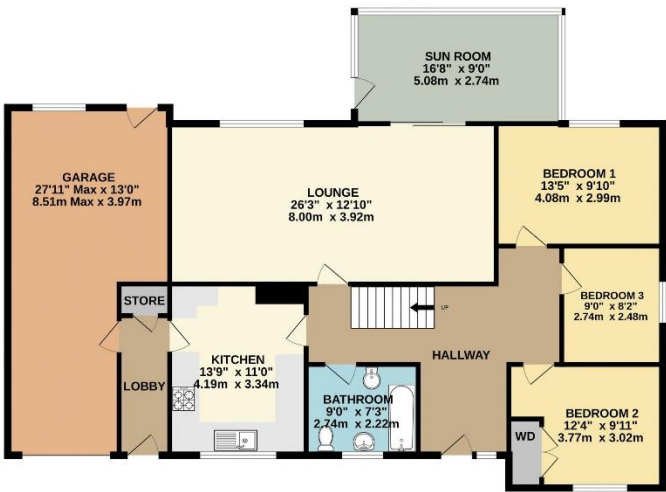
Up and over door. Having power and electrics. Houses the boiler (annually serviced). Window and Composite door to rear.





GROUND FLOOR
1595 sq.ft. (148.2 sq.m.) approx.

1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 2302 sq.ft. (213.9 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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