



Beresford Drive, Sudbrooke, Lincoln LN2 2YH



welcome to

Beresford Drive, Sudbrooke, Lincoln

Early viewing is essential for this spacious family home situated within the sought after village of Sudbrooke, boasting generous bedrooms with en suite to the master, ample driveway parking, front and rear gardens, integral garage and local access to a range of amenities.



Entrance Hall

With double glazed door and window to the front, LVT flooring, radiator and stairs rising to first floor.

Cloakroom

With obscured double glazed window to the front, wc, wash hand basin, tiling to the walls and floor, radiator and coving to the ceiling.

Lounge

14' 2" max x 21' 6" excl bay window (4.32m max x 6.55m excl bay window)

With double glazed bay window to the front, sliding double glazed door to Garden Room, a feature wall mounted gas flame fire, coving to the ceiling, inset ceiling lights, radiator and double doors opening to:-

Kitchen / Dining Area

14' 4" max x 20' 3" max (4.37m max x 6.17m max)

With double glazed window to the rear, double glazed door to the side, a modern fitted kitchen in a range of wall and base units with work surfaces, inset one and a half bowl sink and drainer, space for range cooker with stainless steel cooker hood above, integral dishwasher, breakfast bar, integral fridge, built in cupboard, radiator, tiling to the floor, inset ceiling lights and double glazed sliding door opening to:-

Garden Room

17' 9" x 10' 5" (5.41m x 3.17m)

With double glazed windows to the rear and side, double glazed double doors opening to the rear garden, inset ceiling lights and radiator.

Galleried Landing

With double glazed window to the front, loft access point, inset ceiling lights, coving to the ceiling, radiator and built in airing cupboard with slatted linen storage and radiator.

Bedroom One

13' 2" max x 10' (4.01m max x 3.05m)

With two double glazed windows to the rear, coving to the ceiling, two built in wardrobes and door to:-

En Suite

With obscured double glazed window to the rear, shower cubicle, wc, wash hand basin, tiling to the walls, shaver point, coving to the ceiling, inset ceiling lights and radiator.

Bedroom Two

13' 2" x 8' 5" (4.01m x 2.57m)

With double glazed window to the rear, built in double wardrobe, coving to the ceiling and radiator.

Bedroom Three

14' 3" max x 8' 5" (4.34m max x 2.57m)

With double glazed window to the front and radiator.

Bedroom Four

7' 11" max x 14' 5" max (2.41m max x 4.39m max)

With two double glazed windows to the front, coving to the ceiling and radiator.

Bathroom

With obscured double glazed window to the side, bath with wall mounted over bath shower and screen, wc, wash hand basin, coving to the ceiling, inset ceiling lights, tiling to the walls and floor, radiator and shaver point.

Outside

Property benefits from a front garden comprised of a generous driveway providing ample off road parking, low hedge and gravel borders with specimen trees and shrubs, an area of artificial turf and outside lights. To the rear, gated side access leads to a private patio area overlooking an area of lawn surrounded by gravel borders with specimen trees and shrubs. A central block paved area benefits from a timber arbor. The rear garden is fully fence panel enclosed and particularly private, extending to the left with further hard standing, a timber shed and outside power.

Integral Garage

16' 11" x 9' 8" (5.16m x 2.95m)

With electric roller door, power and light, wall mounted gas central heating, space and plumbing for washing machine.



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welcome to

Beresford Drive, Sudbrooke LINCOLN

- SPACIOUS & MODERN DETACHED FAMILY HOME
- EN SUITE, FAMILY BATHROOM & DOWNSTAIRS WC
- DRIVEWAY PARKING & INTEGRAL GARAGE
- FRONT & REAR GARDENS
- MODERN FITTED KITCHEN

Tenure: Freehold EPC Rating: C

£415,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR121872 - 0004

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