



Windsor Close, Sudbrooke, Lincoln, LN2 2YD

welcome to

Windsor Close, Sudbrooke, Lincoln

GUIDE PRICE £220,000-230,000

Early viewing is essential for this well presented family home situated within the desirable village of Sudbrooke, boasting a corner plot, driveway parking, detached garage, modern accommodation throughout and local access to a range of amenities.



Entrance Hall

With double glazed door to the front and stairs rising to the first floor.

Lounge

14' 5" x 11' 6" excl recess (4.39m x 3.51m excl recess)

With double glazed window to the front, laminate flooring, coving to the ceiling, radiator and archway to:-

Dining Room

6' 11" x 8' 9" (2.11m x 2.67m)

With double glazed double doors opening to the rear, laminate flooring and radiator.

Kitchen

7' 4" x 9' (2.24m x 2.74m)

With double glazed window to the rear and door opening to the side, a modern fitted kitchen in a range of wall and base units with wood effect work surfaces, inset one and a half bowl sink and drainer, integral oven, gas hob with extractor fan over, tiling to the walls and floor, space for fridge freezer and space for washing machine.

First Floor Landing

With double glazed window to the side, loft access point and built in over stairs cupboard.

Bedroom One

8' 6" x 10' 10" excl wardrobe (2.59m x 3.30m excl wardrobe)

With double glazed window to the rear, laminate flooring, sliding mirror fronted wardrobe and radiator.

Bedroom Two

11' 1" x 8' 5" (3.38m x 2.57m)

With double glazed window to the front, built in wardrobe, laminate flooring and radiator.

Bedroom Three

6' 6" x 7' 4" (1.98m x 2.24m)

With double glazed window to the front and radiator.

Bathroom

With double glazed window to the rear, bath with wall mounted over bath shower and fitted screen, wc, wash hand basin with vanity unit under and heated towel rail.

Detached Garage

17' 7" x 8' 2" (5.36m x 2.49m)

With up and over door, double glazed pedestrian door accessing rear garden, power and light.

Outside

Being a particular feature of this property is its generous corner plot, with an area of lawn to the front as well as pathway to the front door and gated access to the rear garden. This area of lawn extends to the side and leads to a driveway providing off road parking and access to the detached garage. The rear garden extends to the side and is fully enclosed with two gravel areas ideal for seating, two areas of lawn and pedestrian access to the garage.



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welcome to

Windsor Close, Sudbrooke LINCOLN

- MODERN & WELL PRESENTED FAMILY HOME
- GENEROUS CORNER PLOT
- CUL-DE-SAC LOCATION WITHIN DESIRABLE VILLAGE
- MODERN FITTED KITCHEN
- DRIVEWAY PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR122709 - 0002

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