



21 Parklands
Sudbrooke, Lincoln. LN2 2ZH

BELL



21 Parklands

Sudbrooke

An excellently presented, good size (GIFA 1029 sq.ft) three-bedroom property, providing modern, well-appointed accommodation to the new Parklands development by Jackson Living. Occupying a pleasant position looking across neighbouring grassland with mature established trees set sporadically, the property has a dedicated parking space for 2 vehicles and garden to the rear.

Accommodation comprises kitchen, cloakroom, sitting/dining room to the ground floor; three bedrooms and bathroom to the first floor.

The village of Sudbrooke is only a short three mile drive away from the historic city of Lincoln and its excellent range of shopping and social facilities. There are good road connections in the area out into the heart of the county, as well as north from the A15 to the M180 and round the city on the A46 to the A1 and Newark, with its London Kings Cross high speed rail connection. The nearby eastern city bypass has very quick and easy access to routes south of the city.

The area is fortunately blessed in having excellent schools. The village falls within catchment of nearby Scothern Primary School, the outstanding William Farr Secondary School at Welton and there is a bus collection point in the village running students out to the very well respected Queen Elizabeth Grammar School in Horncastle.





ACCOMMODATION

Hallway having wood effect double glazed obscure main entrance door, carpeted space to entrance way, carpeted staircase with spindle and balustrade to first floor, wood effect flooring, radiators, ceiling spotlights and power points. Doors to living / dining room, cloakroom and to:

Kitchen having uPVC double glazed window of front aspect; an excellent range of modern storage units to base and wall levels, sink and drainer set to roll edge worktop, integrated fridge freezer, dishwasher, Bosch oven, four ring hob beneath extractor canopy. Wood effect flooring, wall mounted gas fired Worcester boiler, ceiling light and power points.

Sitting / Dining Room having bi-fold double glazed doors to rear aspect; carpeted floor, built in under stairs storage space, radiator, TV point, ceiling light and spot lights and power points.

Cloakroom/Utility Space having uPVC double glazed obscure window to front aspect; low level WC, pedestal wash hand basin, roll edge worktop with storage space and integrated washer/dryer beneath. Wood effect flooring, tiles to half height to walls, radiator and ceiling light.

First Floor

Gallery Landing with built in storage space, carpeted floor and ceiling light. Doors to first floor accommodation.

Bathroom having uPVC double glazed obscure window to front aspect; panel bath with shower over, pedestal wash hand basin and low level WC. Wood effect flooring, tiles to walls, heated towel rail, shaver socket and ceiling light.

Bedroom 1 having uPVC double glazed window to front aspect; carpeted floor, mirror fronted built in wardrobe storage space, radiator, TV point, ceiling light and power points.

Bedroom 2 with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.



Bedroom 3 with uPVC double glazed window to rear aspect; carpeted floor, loft access hatch, radiator, ceiling light and power points.

OUTSIDE

The property is situated on a brick paved road, with paved path leading up to the front door set with established flowerbeds alongside lawned space and behind post and rail metal fencing. The car park is accessed by walkway to the front of the property.

The rear garden is laid to lawn with a paved patio space leading off the sitting / dining bifold doors; providing pleasant seating space and useful hard standing for storage. Contained by wood panel fencing, this space is accessed to the rear via a personnel gate.

West Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: B

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office

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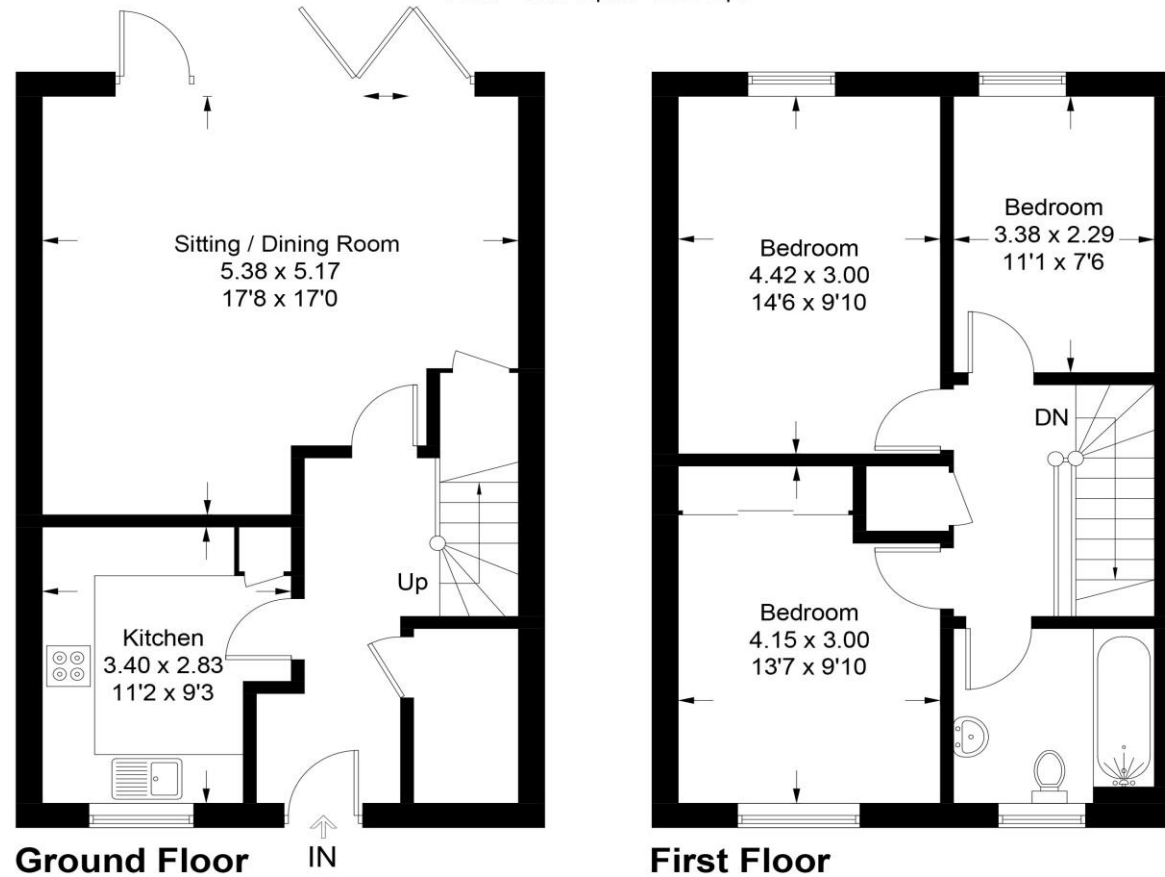
Brochure prepared 20.1.2025





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Approximate Gross Internal Area
Ground Floor = 48.2 sq m / 519 sq ft
First Floor = 47.4 sq m / 510 sq ft
Total = 95.6 sq m / 1029 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

DISCLAIMER

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