

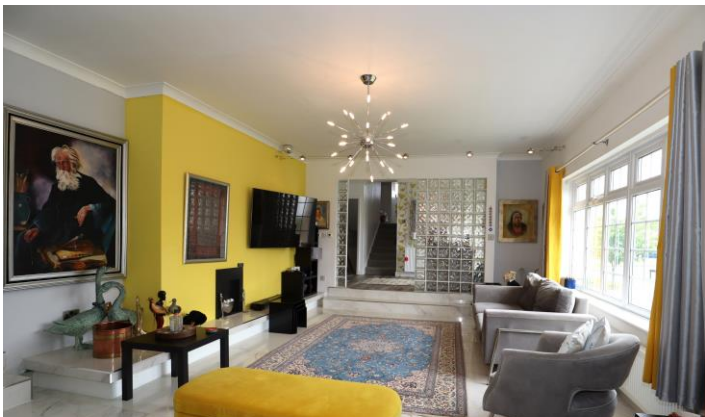


Park Close, Lincoln



£400,000

- Detached House
- Extended
- Five Bedroom
- 25ft Lounge
- Double Garage
- Flexibly Living
- Freehold
- EPC rating C



Beautiful, Five bedroom family home located in the highly sought after village of Sudbrooke. It offers spacious and flexible living. The property also benefits from being sold with NO ONWARD CHAIN.

The property offers a spacious entrance hall, 23ft lounge, kitchen, dining room, WC, bedroom five, utility room/ Laundry room, shower room and 18ft home office to the ground floor. To the first floor there are four further double bedrooms with en-suite to master and family bathroom.

Outside the property to the front there is a large driveway with room for up to five cars and small lawned area. To the rear of the property there is a enclosed garden laid to lawn with raised patio area.

Entrance Hall 2.45m x 4.55m (8'0" x 14'11")

External door to front aspect, radiator and feature glass will with steps leading to lounge.

Lounge 7.15m x 4.74m (23'6" x 15'7")

Window to front aspect, feature fireplace, and radiator.



Kitchen 4.80m x 3.50m (15'8" x 11'6")

Window and external door to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, integrated electric double oven, four ring induction hob, breakfast bar, space for dishwasher and fridge freezer.

Dining Room 3.72m x 3.07m (12'2" x 10'1")

French doors to rear aspect and radiator.

WC 1.01m x 3.32m (3'4" x 10'11")

Window to rear aspect and fitted with low level WC, wash hand basin, and radiator.

Office 2.95m x 5.48m (9'8" x 18'0")

Window to side aspect and radiator.

Bedroom Five 3.03m x 5.57m (9'11" x 18'4")

Window to rear aspect and radiator.

Laundry Room 2.42m x 2.55m (7'11" x 8'5")

Window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, plumbing for washing machine, space for tumble dryer and radiator.

Shower Room 2.85m x 1.07m (9'5" x 3'6")

Fitted with shower cubicle, low level WC, wash hand basin and radiator.

Landing

Access to loft and two storage cupboards.

Bedroom One 3.62m x 3.52m (11'11" x 11'6")

Window to front aspect, built in wardrobe, and radiator.

En-Suite

Window to side aspect and fitted with shower cubicle, low level WC, wash hand basin and radiator.

Bedroom Two 3.62m x 3.52m (11'11" x 11'6")

Window to front aspect and radiator.

Bedroom Three 3.05m x 3.52m (10'0" x 11'6")

Window to front, and radiator.

Bedroom Four 3.03m x 3.72m (9'11" x 12'2")

Window to rear aspect and radiator.

Bathroom 2.40m x 2.55m (7'11" x 8'5")

Window to side aspect and fitted with panel bath with shower over, low level WC, wash hand basin and radiator.

Double Garage 22.10m x 18.00m (72'6" x 59'1")

Electric up and over door with power and lighting.

Outside

To the front of the property there is a large driveway with ample parking and small lawned area. To the rear of the property there is a enclosed garden laid to lawn and raise patio area.

Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





GROUND FLOOR
1677 sq.ft. (155.8 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 2370 sq.ft. (220.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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