



Manor Court, Sudbrooke



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£240,000

- Spacious Semi-Detached House
- Popular Village Location
- Three Double Bedrooms
- Driveway & Garden
- NO ONWARD CHAIN
- GCH and uPVC Double Glazing
- Freehold
- EPC rating C



Spacious THREE BEDROOM Terrace House located in the sought after village of Sudbrooke. The property is within walking distance of the local Shop and Primary School.

The property comprises of Entrance Hall, Kitchen, Lounge Diner, Wet Room and Conservatory to the ground floor. To the first floor there are Three Double Bedrooms and Family Bathroom. Outside the property to the front there is a block paved driveway and decorative slate area. To the rear of the property there is an enclosed landscaped garden with artificial grass and patio area. The property benefits from Gas Central Heating and uPVC Double Glazing throughout.

Entrance Hall

External door to front aspect and radiator.

Kitchen

3.14m x 2.24m (10'4" x 7'4")

Window to front aspect and fitted with a range of wall and base units with worktops over, sink with drainer, integrated fridge freezer, range cooker and heated towel rail.

Lounge Diner

4.95m x 5.95m (16'2" x 19'6")

Window and patio doors to rear aspect, stairs to first floor with storage under, gas fire with decorative surround and two radiators.



Conservatory

2.84m x 3.06m (9'4" x 10'0")

Windows to all aspect and doors to side aspect.

Wet Room

2.46m x 3.32m (8'1" x 10'11")

Fitted with Insignia Steam capsule and shower, heated towel rail, extractor and utility cupboard with space and plumbing for washing machine, tumble dryer and fridge freezer.

Landing

Access to roof space.

Bedroom One

4.03m x 3.34m (13'2" x 11'0")

Window to front aspect, fitted wardrobes and radiator.

Bedroom Two

3.9m x 3.42m (12'10" x 11'2")

Window to front aspect, fitted wardrobes and radiator.

Bedroom Three

3.58m x 0.2m (11'8" x 10'8")

Window to rear aspect, storage cupboard and radiator.

Bathroom

2.94m x 2.39m (9'7" x 7'10")

Window to front aspect and fitted with low level WC, wash hand basin, corner bath, shower cubicle, airing cupboard and heated towel rail.

Outside

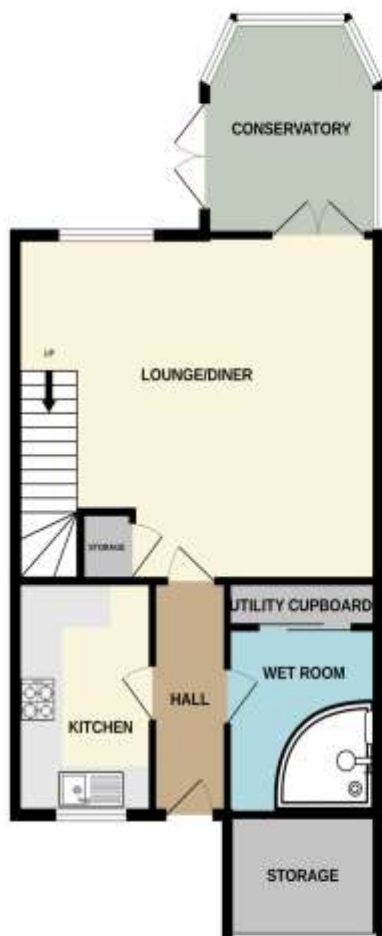
To the front of the property there is a block paved driveway with room for two cars and decorative slate area. To the rear of the property, there is an enclosed garden with artificial grass, patio area and Hot Tub.



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
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan depicted here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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