



Holme Drive, Sudbrooke



£475,000



## Key Features

- Well Presented Detached House
- Four Bedrooms
- Bathroom, En-Suite & WC
- Two Reception Rooms
- Double Garage & Driveway
- Popular Village Location
- EPC rating B





Well presented FOUR BEDROOM Detached House located in the highly sought after village of Sudbrooke and boasting a spacious corner plot. The property has been fully modernised throughout by the current owners and finished to a high standard.



The accommodation on offer comprises Entrance Hall, Lounge, Office, Kitchen Diner, Utility Room and WC to the ground floor. To the first floor there are Four Bedrooms with En Suite shower room and Family Bathroom. Outside the property to the front there is a spacious driveway with parking for up to four cars leading to a Double Garage and lawned garden. To the rear of the property there is an enclosed landscaped garden with multiple patio areas and spacious lawned area.



The property also benefits from Gas Central Heating, Solar Panels and uPVC Double Glazing Throughout.

#### Entrance Hall

External door to front aspect, storage cupboard and radiator.

#### Lounge

10'11" x 19'10" (3.3m x 6m)  
Bay window to front aspect, window to rear aspect, feature fireplace and radiator.

#### Kitchen/Diner

9'0" x 22'1" (2.7m x 6.7m)  
Window and patio doors to side aspect. Fitted with a range of modern wall and base units with worktops over, stainless steel sink and drainer, two single electric ovens, four ring induction hob with extractor over, space for fridge freezer and radiator.

#### Utility Room

6'0" x 11'9" (1.8m x 3.6m)  
Windows to side and rear aspect, external door to side aspect and personal door leading to garage. Fitted with a range of wall and base units with worktops over, space and plumbing for washing machine and tumble dryer, sink with drainer and radiator.

#### Office

12'10" x 9'6" (3.9m x 2.9m)  
Windows to front and side aspect and radiator.

#### WC

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

#### Landing

Window to front aspect, access to roof space and radiator.

#### Bedroom One

10'10" x 16'2" (3.3m x 4.9m)  
Window to front aspect, Juliet balcony to rear aspect, fitted wardrobes and radiator.

#### En-Suite

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



### Bedroom Two

12'8" x 9'7" (3.9m x 2.9m)

Window front aspect and radiator.

### Bedroom Three

10'11" x 8'11" (3.3m x 2.7m)

Window to rear aspect and radiator.

### Bedroom Four

8'9" x 8'11" (2.7m x 2.7m)

Window to rear aspect and radiator.

### Bathroom

Window to side aspect and fitted with feature bath, shower cubicle, low level WC, extractor and radiator.

### Double Garage

Electric roller door, Person door leading to utility, power and lighting.

### Outside

To the front of the property there is a block paved driveway with room for up to four cars leading to the double garage and lawned garden. To the rear of the property there is an enclosed landscaped garden with multiple patio areas.

### Agents Note

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# Floorplan



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	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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