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Holme Drive, Sudbrooke, LN2 2SF



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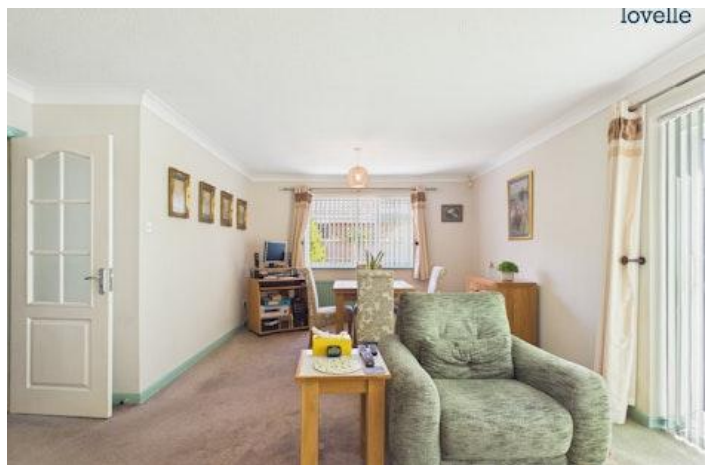
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Offers Over £240,000



Well-presented two-bedroom detached bungalow situated in the sought-after village of Sudbrooke. Offering spacious accommodation, a generous rear garden, driveway, garage, utility room and four-piece bathroom. Ready to move into and viewing is highly recommended.

Key Features

- Detached Two Bedroom Bungalow
- Spacious Living & Dining Room
- Fitted Kitchen with Separate Utility Room
- Internal Access to the Garage via Utility Room
- Four-Piece Family Bathroom
- Driveway Providing Ample Off-Road Parking
- Single Garage
- Generous, Well-maintained rear garden
- Ready to Move into
- Sought-after village location



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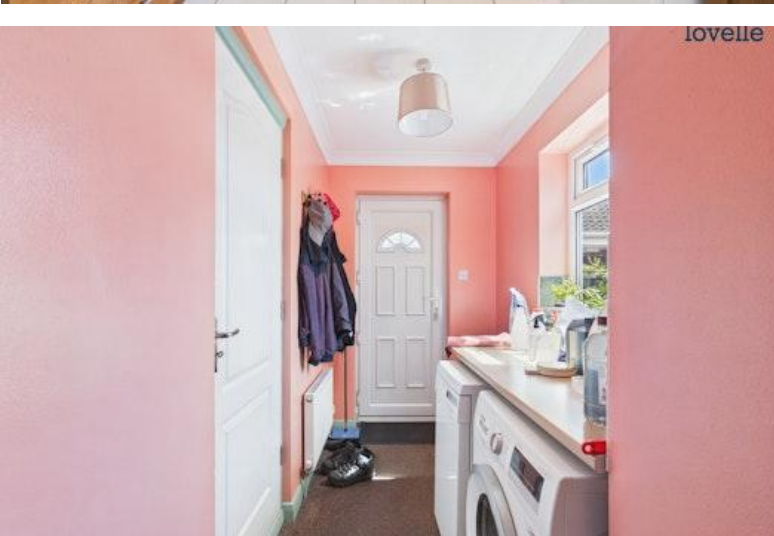
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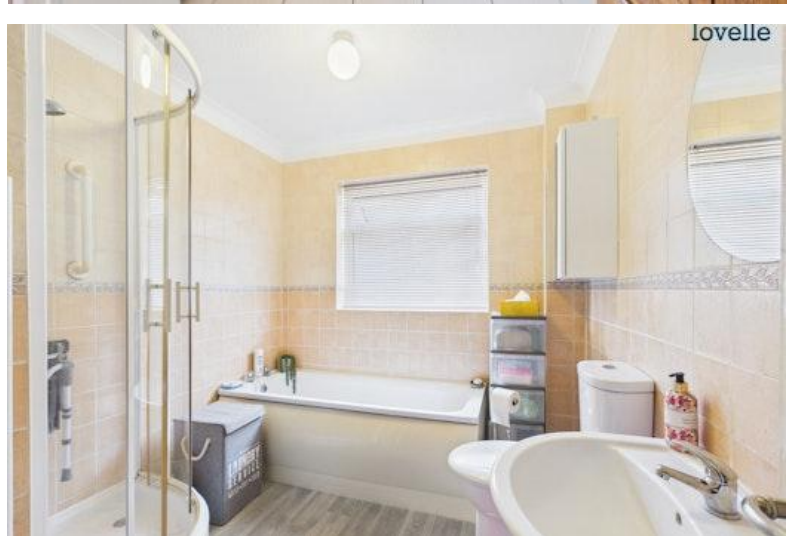
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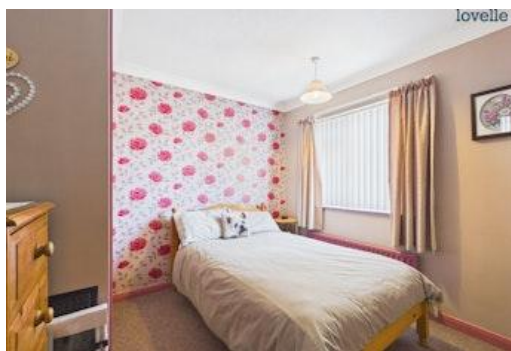
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Situated within the ever-popular village of Sudbrooke, this spacious two-bedroom detached bungalow offers well-proportioned accommodation throughout, generous gardens, ample off-road parking and a single garage. Beautifully maintained and ready to move straight into, this fantastic home presents an excellent opportunity for those looking to downsize, retire or simply enjoy single-storey living in a sought-after village setting.

The accommodation is thoughtfully laid out and briefly comprises a welcoming entrance hallway leading through to a superbly sized living and dining room, providing an excellent space for both everyday living and entertaining. The fitted kitchen enjoys views over the rear garden and offers a practical layout with ample storage and worktop space, whilst the adjoining utility room provides additional convenience with external access to the side of the property as well as internal access to the garage.

There are two generous double bedrooms, both offering plenty of space for bedroom furniture, making the property ideal for couples, visiting family or those requiring a home office. The accommodation is completed by a spacious four-piece family bathroom, fitted with a bath, separate shower cubicle, wash hand basin and WC.

Occupying an attractive plot, the property boasts excellent kerb appeal with a neatly maintained front lawn, a block-paved driveway providing ample off-road parking and a single garage. To the rear, the enclosed garden is a real highlight, featuring a generous lawn, patio seating area, mature trees and established shrubs, creating a private and peaceful space to relax or entertain throughout the year.

Sudbrooke remains one of Lincoln's most desirable villages, offering a wonderful balance of countryside living and everyday convenience. A range of local amenities, reputable schools, scenic walks and excellent transport links into Lincoln city centre are all within easy reach, making this an ideal location for a wide variety of buyers.

Entrance Hallway

4.82m x 0.9m (15'10" x 3'0")

A welcoming entrance hall providing access to all principal rooms, complete with useful airing cupboard.

Living/Dining Room

4.41m x 7.02m (14'6" x 23'0")

A superbly proportioned dual-purpose reception room offering ample space for both living and dining furniture. Flooded with natural light and enjoying views over the rear garden, with sliding patio doors providing direct access outside, making it an ideal space for entertaining or relaxing.

Utility Room

1.5m x 2.37m (4'11" x 7'10")

A practical addition to the home, providing further storage, plumbing for white goods and access to the side of the property as well as internal access to the garage.

Bedroom One

4.52m x 4.1m (14'10" x 13'6")

A spacious principal double bedroom offering plenty of room for a range of bedroom furniture, enjoying a pleasant outlook to the front of the property.

Bedroom Two

3.03m x 2.8m (9'11" x 9'2")

A generous second double bedroom, ideal as a guest room or home office.

Bathroom

2.3m x 2.81m (7'6" x 9'2")

A spacious four-piece suite comprising a panelled bath, separate shower cubicle, low-level WC and wash hand basin.

Outside

To the front, the property enjoys excellent kerb appeal with a lawned garden, block-paved driveway providing off-road parking and access to the attached single garage. The enclosed rear garden is beautifully maintained and predominantly laid to lawn with a paved patio seating area, mature trees, established shrubs and fenced boundaries, creating a private and peaceful outdoor space.

Agent Notes

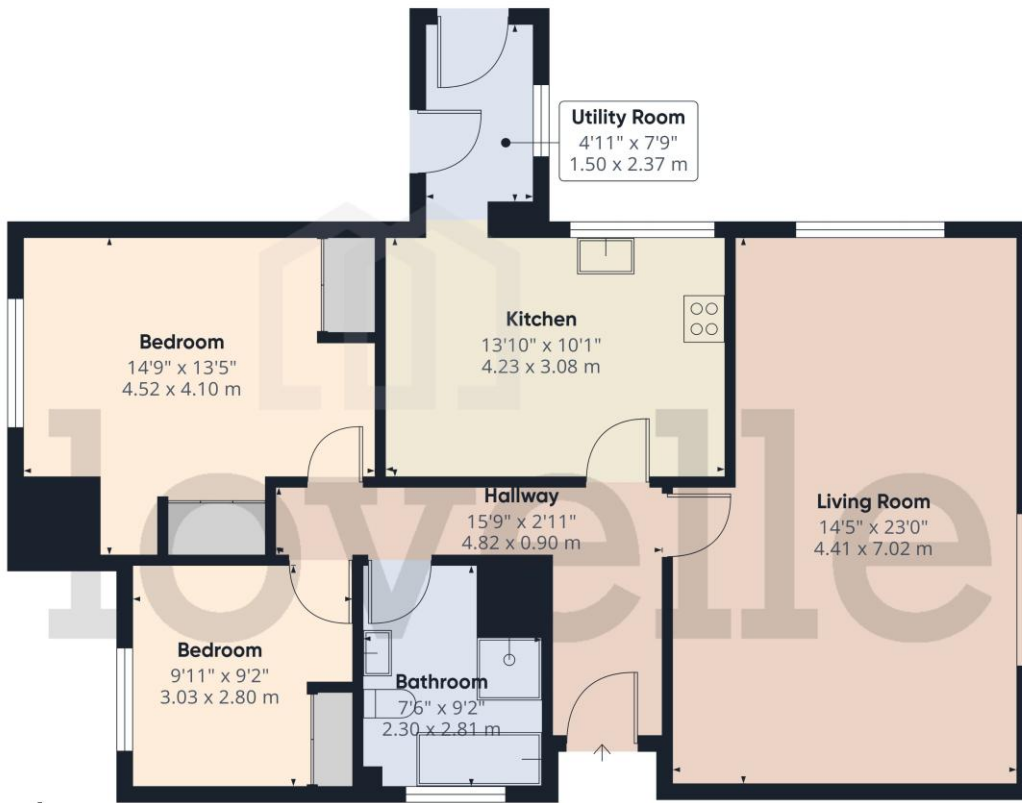
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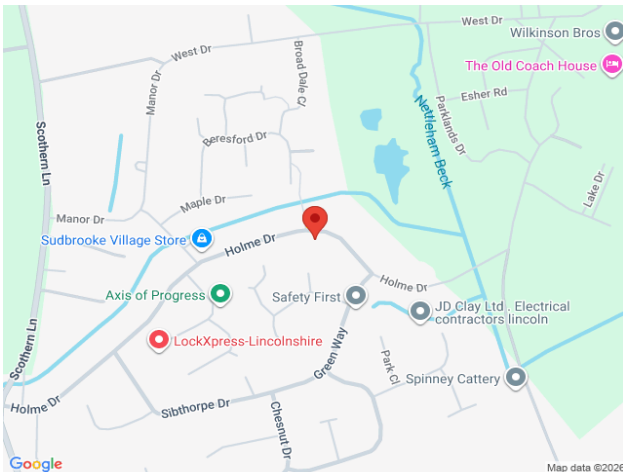


Approximate total area[®]
897 ft²
83.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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