



**7 Pelham Close, Sudbrooke,
Lincoln, LN2 2SQ**

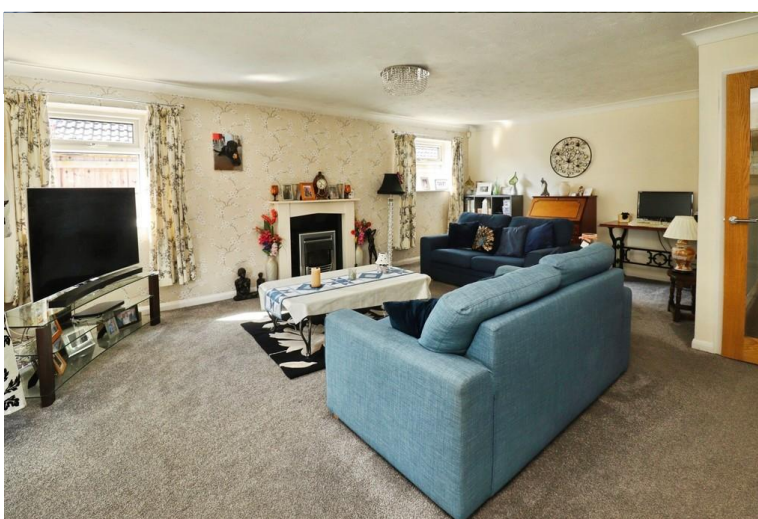


Book a Viewing!

£370,000

Situated in a peaceful cul-de-sac within the highly desirable village of Sudbrooke, this deceptively spacious three bedroom detached bungalow offers well-presented and versatile living accommodation, perfectly suited to both families and those looking to downsize. The property comprises a welcoming Entrance Hall, generous Lounge, separate Dining Room, bright and airy Sunroom, modern fitted Kitchen, three double Bedrooms, a Family Bathroom and separate Shower Room. Outside, the property benefits from a substantial driveway providing ample off road parking, a double garage and beautifully maintained front and rear gardens, creating an ideal space for relaxing and entertaining. The property also benefits from owned solar panels and an air purification system. Enjoying a sought after location to the north east of Lincoln, this attractive home presents a fantastic opportunity for a wide range of buyers, and early viewing is strongly recommended.





LOCATION

The property is located within the popular village of Sudbrooke, approximately four miles North East of Lincoln, with easy access to Lincoln City Centre and convenient access to schooling of all grades, shops and leisure facilities in Uphill Lincoln and the neighbouring villages.

ACCOMMODATION

ENTRANCE HALL

With airing cupboard, large storage cupboard, laminate flooring and radiator.

KITCHEN

12' 2" x 10' 1" (3.71m x 3.09m) Fitted with a modern range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan over, integrated dishwasher and fridge freezer, breakfast bar, spotlights, radiator, double glazed window to the side aspect and door to the garden.





LOUNGE

19' 10" x 16' 6" (6.07m x 5.04m) With gas fire set in a feature fireplace, two double glazed windows to the side aspect and radiator.

DINING ROOM

14' 11" x 9' 4" (4.57m x 2.85m) With double glazed windows to the side aspect, double glazed sliding patio doors to the sun room and radiator.

SUN ROOM

11' 6" x 9' 1" (3.51m x 2.78m) With double glazed French doors to the rear garden, ceiling lantern, tiled flooring and spotlights.



BEDROOM 1

12' 10" x 12' 6" (3.93m x 3.82m) With double glazed window to the front aspect and radiator.

BEDROOM 2

12' 11" x 11' 5" (3.94m x 3.48m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

10' 6" x 10' 5" (3.21m x 3.20m) With double glazed window to the side aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of p-shaped panelled bath with rainfall shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, heated towel rail, radiator, part tiled walls, spotlights and double glazed window to the side aspect.



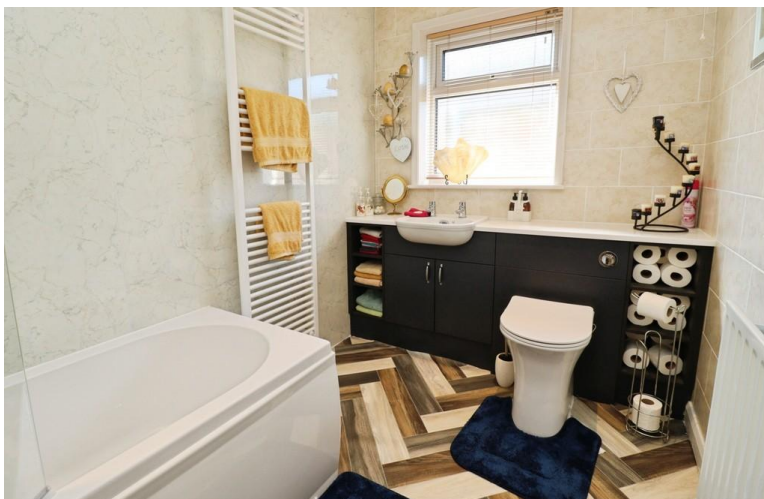
SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, heated towel rail, tiled walls and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden with flowerbeds and shrubs. There is a driveway providing off street parking for multiple vehicles and access to the garage. The garage has an up and over door to the front, personnel door to the rear, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating areas, one covered with a pergola, flowerbeds, mature shrubs and garden shed.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating. Solar Panels (owned) and an Air Purifier.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](https://www.mundys.net)

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 015 22 55 60 88 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

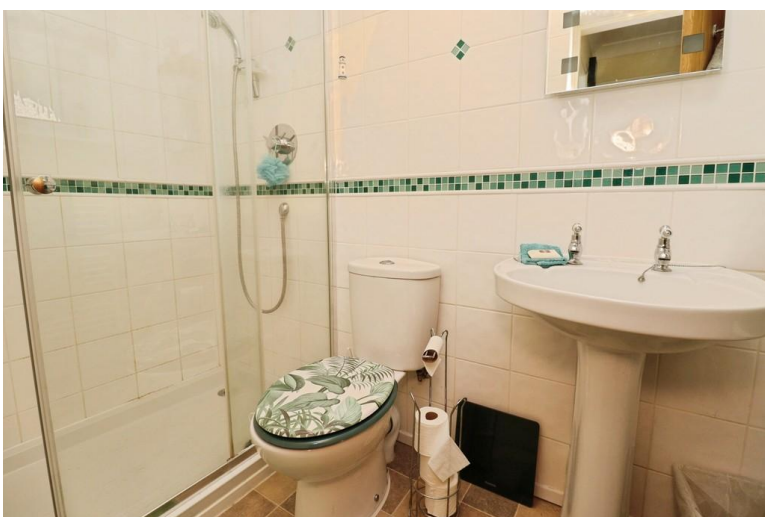
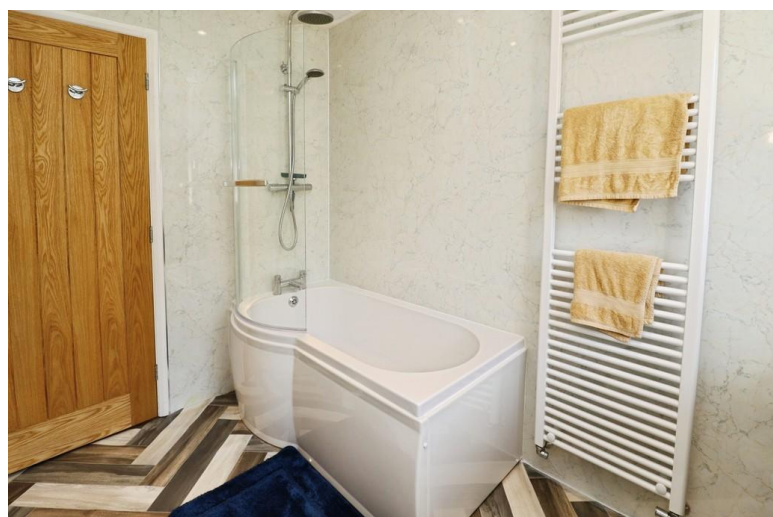
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

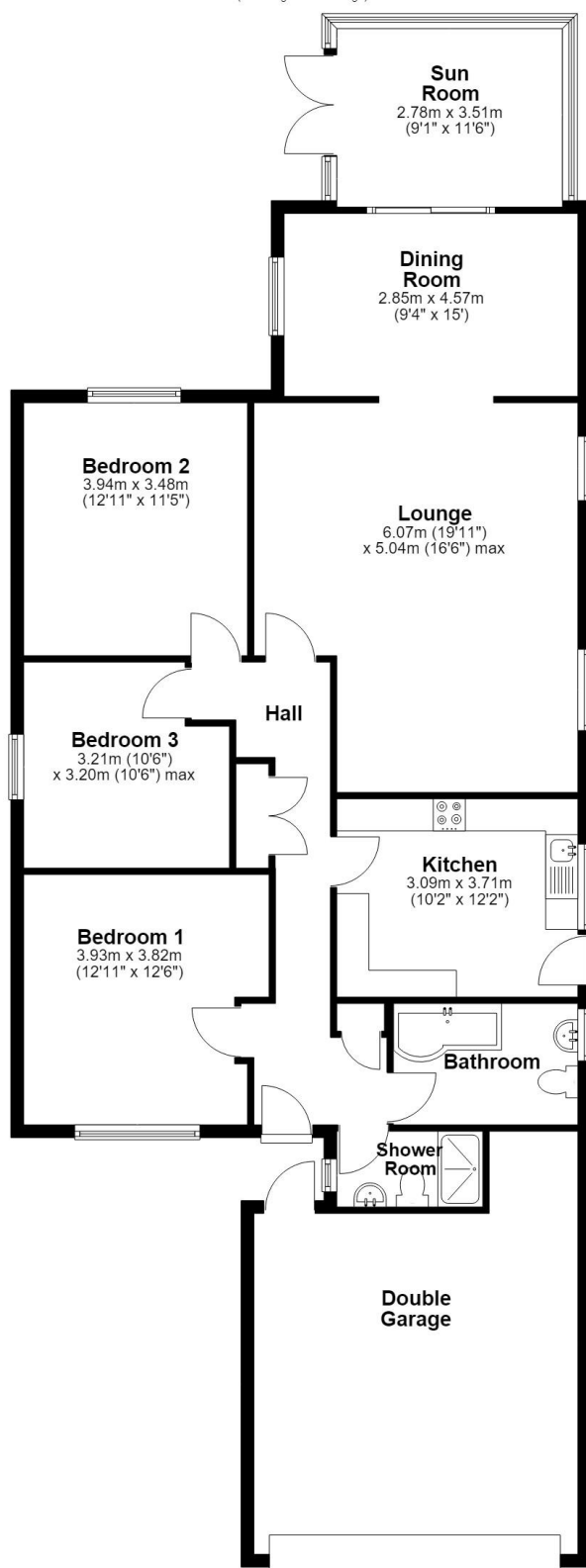
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 123.4 sq. metres (1328.5 sq. feet)
(excluding Double Garage)



Total area: approx. 123.4 sq. metres (1328.5 sq. feet)
7 Pelham Close

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

