



Maple Drive, Sudbrooke

 4  3  2



Freehold

£400,000

4 3 2

## Key Features

- Detached House
- Detached Double Garage
- Four Bedrooms
- En-suite, Family Bathroom & Downstairs WC
- Two Reception Rooms
- Popular Village Location
- EPC Rating C





Well presented FOUR BEDROOM Detached House located in the popular village of Sudbrooke. Only a short walk to the local Shop and within the catchment area of Ellison Boulton's Academy and William Farr Church of England Comprehensive School. The property enjoys a spacious corner plot position and externally offers a Double Detached Garage and Driveway with room for up to Three Cars. To the rear of the property there is an enclosed lawned garden with large patio area, vegetable pot, summer house and shed.

The accommodation comprises Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Utility and WC to the ground floor. To the first floor there are Four Bedrooms with En-suite to the main and family bathroom. The property further benefits from Gas Central Heating and uPVC Double Glazing throughout.

### Entrance Hall

With uPVC window and entrance door to the front aspect, stairs leading to the first floor and radiator.

### Dining Room

11'2" x 10'5" (3.4m x 3.2m)

With uPVC double glazed window to the front aspect and radiator.

### Lounge

19'4" x 11'1" (5.9m x 3.4m)

With uPVC double glazed window to the front aspect, uPVC double glazed doors leading to the rear garden, gas fire and two radiators.

### Kitchen

11'5" x 9'1" (3.5m x 2.8m)

With uPVC double glazed window to the rear aspect. Fitted with a range of wall and base level units with worktops over, integrated oven and hob with extractor over, stainless steel sink with drainer unit, space and plumbing for dishwasher, space for under counter fridge and radiator.

### Utility Room

With door to the rear aspect, a range of wall and base level units with worktops, sink with drainer unit and space and plumbing for a washing machine and space for under counter freezer.

### Downstairs WC

With uPVC double glazed window to the side aspect, low level WC, wash hand basin and radiator.

### Landing

With uPVC double glazed window to the front aspect, access to the airing cupboard and loft space.

### Bedroom One

10'6" x 10'4" (3.2m x 3.1m)

With uPVC double glazed window to the rear aspect, fitted wardrobes and radiator.





### En-Suite

With uPVC double glazed window to the rear aspect, low level WC, wash hand basin, enclosed shower and radiator.

### Bedroom Two

10'2" x 9'4" (3.1m x 2.8m)

With uPVC double glazed window to the front aspect, fitted wardrobes and radiator.

### Bedroom Three

11'2" x 8'4" (3.4m x 2.5m)

With uPVC double glazed window to the front aspect and radiator.

### Bedroom Four

9'7" x 6'9" (2.9m x 2.1m)

With uPVC double glazed window to the rear aspect and radiator.

### Bathroom

With uPVC double glazed window to the rear aspect, low level WC, wash hand basin, panelled bath with shower and radiator.

### Double Garage

19'0" x 18'6" (5.8m x 5.6m)

With two up and over doors, power, lighting and heating.



### Outside

To the front of the property is a driveway leading to the detached double garage, lawned garden and further off-street parking.

To the rear of the property there is an enclosed lawned garden with large patio, vegetable plot, summer house and shed.



### Agents Note

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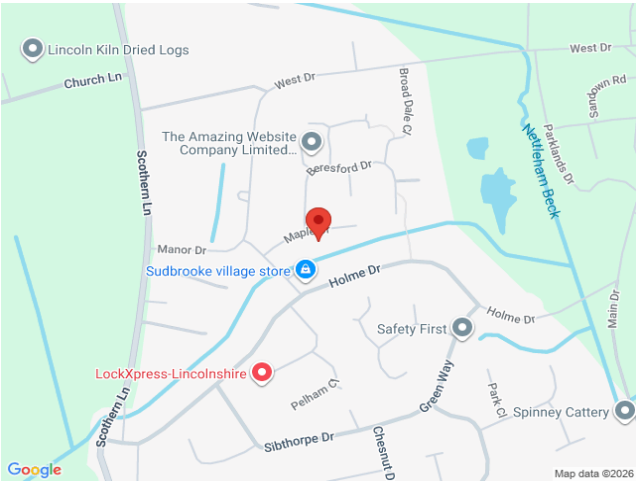
Floorplan



1 MAPLE DRIVE, SUDBROOKE, LN2 2YE

TOTAL FLOOR AREA : 1512 sq.ft. (140.4 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	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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