



Springfields
Sudbrooke, Lincoln

BROWN & CO



Springfields, Sudbrooke, Lincoln

Occupying a private plot of approximately 0.71 acres and discreetly positioned at the end of a sweeping driveway, Springfields is an exceptional family residence individually designed and constructed in 2017 by renowned local developer Millcroft Development as their family home.

Combining traditional craftsmanship with contemporary luxury, this remarkable six-bedroom home extends to almost 4,300 sq ft and showcases an impressive oak-framed design, high specification finishes and superb attention to detail throughout.

The heart of the home is the outstanding open-plan kitchen and dining space, thoughtfully designed for modern family living and entertaining. A bespoke fitted kitchen centres around a large island and features premium appliances including Neff ovens, induction hob, Gaggenau dishwasher, Quooker boiling water tap and granite worktops.

The room is complemented by an inglenook fireplace with wood-burning stove and French doors opening onto the rear terrace. A spectacular double-height oak-framed living room creates a real focal point, with exposed timbers, vaulted ceilings and an impressive inglenook fireplace.

Additional reception spaces include a separate sitting room and dedicated study, providing flexibility for both family life and home working.

The accommodation is arranged over three floors, offering six generous bedrooms and a beautifully appointed family bathroom. The principal suite enjoys a luxurious dressing area and en-suite bathroom with bedrooms two and five also benefitting from their own en-suite facilities which are fitted with high-quality Villeroy & Boch sanitaryware.

Complementing the main residence is a substantial triple garage with a self-contained annexe above, offering excellent multi-generational living, guest accommodation or potential ancillary income. The annexe provides an open-plan living space, fitted kitchen, double bedroom and en-suite bathroom.

Outside, the property enjoys extensive parking, landscaped gardens, entertaining terraces and a high degree of privacy. Mature boundaries and established planting create a peaceful setting, while the generous lawned gardens provide ample space for families to enjoy.

Springfields represents a rare opportunity to acquire a bespoke, architecturally striking home built without compromise, combining character, space and exceptional quality in one of Lincoln’s most sought-after villages.

Entrance Hall

Double glazed picture and casement windows to front elevation, stairs to 1st floor, oak flooring, double doors to;

Living Room

A simply stunning oak framed room with double glazed windows to rear and double glazed French doors to the side elevation, Inglenook fireplace with wood burning stove.

WC

Double glazed casement window to side elevation, two piece suite comprising Villeroy and Boch toilet, wash basin in vanity unit, extractor, tiled floor.

Sitting Room

Double glazed casement window to front, rear and side elevation.

Study

Double glazed casement window to front elevation, built-in desk and shelving.

Open plan kitchen/Dining Room

Double glazed casement window to front and rear elevation along with double glazed French doors to the rear. Bespoke fitted kitchen with granite worktops and one and half bowl sink with Quooker tap and food waste disposal unit. Neff built in appliances include two ovens, Grill, warming drawer, built-in Gaggenau dishwasher, separate island unit with storage and Neff five ring induction hob with extractor over, space and plumbing for large American fridge, Inglenook fireplace with wood burning stove, door to;

Utility

Double glazed casement window to rear elevation, fitted wall and base units with Blanca sink and drainer, space and plumbing for washing machine and tumble dryer, Grant oil fired boiler, water softener, extractor, door to side elevation.

First Floor

Bedroom One

Double glazed French doors and windows to rear elevation with glazed Juliet balcony, column radiator, door to;

En-Suite Bathroom/Dressing Room

Double glazed Velux windows to rear elevation and double glazed casement windows to side elevation, four piece suite comprising bath with shower mixer tap, shower with dual shower heads, Villeroy and Boch WC, heated towel rail, large wash basin in vanity unit, extractor, radiator, part tiled walls, separate dressing area.

Bedroom Two

Double glazed casement window to front elevation, double glazed French doors to rear elevation with glazed Juliet balcony, door to;

En-Suite Shower Room

Double glazed casement window to front elevation, three-piece suite comprising shower cubicle with dual shower heads, low flush WC, wash basin in vanity unit, part tiled walls, heated towel rail, extractor.

Galleried Landing

With oak bannister providing an elevated view of the stunning oak framed living room below, double glazed picture and casement windows to rear elevation, airing cupboard, door to;



Family Bathroom

Double glazed casement window to rear elevation, four piece suite comprising Villeroy and Boch bath and WC, wash basin in vanity unit, shower cubicle with dual shower heads, heated towel rail, part tiled walls, extractor.

Bedroom Three

Double glazed casement window to front elevation, column radiator.

Bedroom Four

Double glazed casement window to front elevation, column radiator.

Second Floor

Bedroom Five

Double glazed casement window to rear and side elevation, double glazed Velux window to rear elevation, radiator.

Galleried landing

Double glazed Velux window to rear elevation, east storage cupboard, radiator.

Bedroom Six

Double glazed casement windows to rear elevation, eaves storage cupboard, radiator, door to;

En-Suite Shower Room

Double glazed picture window to side elevation, three-piece suite comprising shower cubicle with dual shower heads, low flush WC, wash basin in vanity unit, extractor, part tiled walls, storage cupboard housing hot water tank.

Triple Garage

Two pairs of garage doors, power and light, workbench, door to;

WC/Utility Area

Fitted base units with stainless steel sink and drainer, mid flush WC, Grant Oil fired boiler, radiator. There is also a substantial covered lean to wood store to the rear of the annexe.

Annexe

Situated above the triple garage and accessed via steps to the right hand side. A well appointed annexe which would suit an elderly relative or teenager or indeed may well be suitable as a rental property.

Open Plan kitchen Living Area

Double glazed Velux windows to front elevation, double glazed casement window to side elevation, fitted kitchen with Franke one and half bowl sink and drainer, granite worktop, integrated Bosch appliances include oven, dishwasher, fridge, and electric hob, two radiators.

Bedroom

Double glazed casement window to side elevation, radiator, airing cupboard with space and plumbing for washing machine, door to;

En-Suite Bathroom

Three-piece suite comprising bath with dual shower over, wash basin in vanity unit, low flush WC, part tiled walls, extractor, heated towel rail.

Outside

The property sits in a generous private plot of around 0.71 of an acre with the front elevation offering a substantial gravel driveway with fenced boundaries, block paved parking area and paved patio. The rear elevation is mainly laid to lawn with a large patio, pond, fenced and hedged boundaries and a timber store/workshop.

Services

We understand the property offers mains water, electric, mains sewer connections and the heating is via two separate Grant oil fired boilers which provide underfloor heating to the ground floor of the main house and radiators to the upper floors and annexe.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band G

Mobile

We understand from the Ofcom website there is likely to be mobile coverage from EE, Three, O2 and Vodafone, but interested parties are advised to make their own enquiries with their network.

Broadband

Ofcom suggest that standard, superfast and ultra fast broadband is available with a max download speed of 1800 Mbps and a max upload of 220 Mbps.

Buyer Identity Check

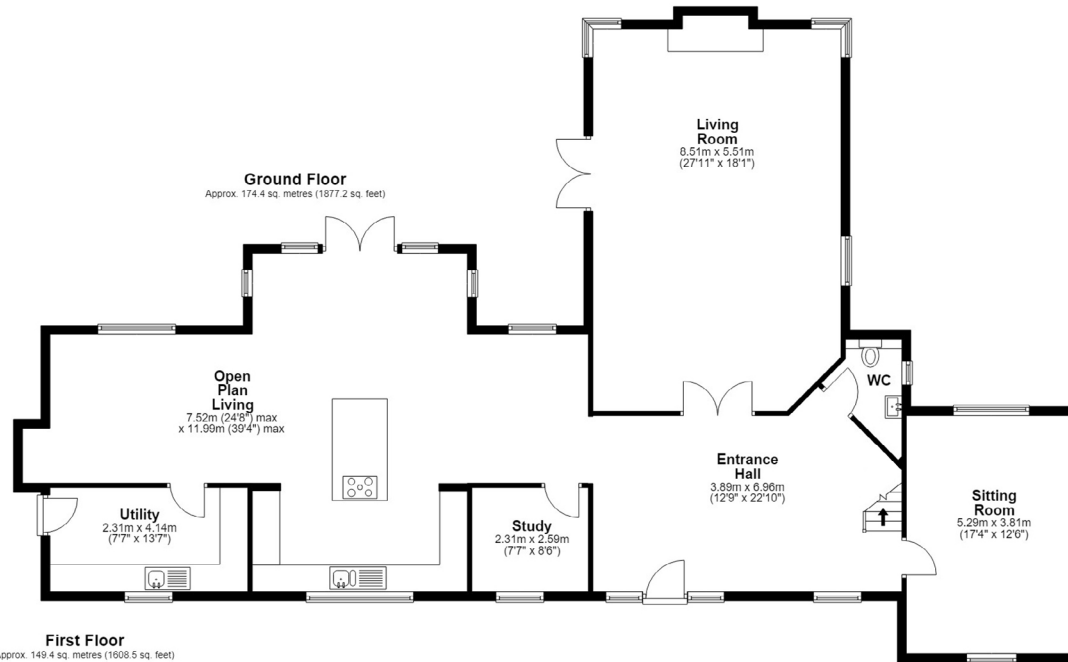
Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Viewing Procedure

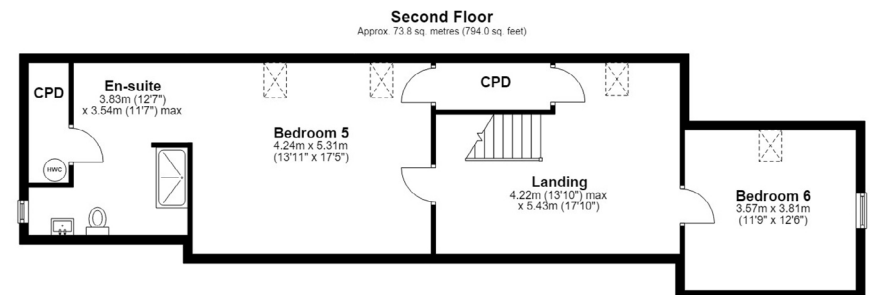
Viewing of this property is strictly by appointment with the agents on 01522 504304.

Agent

James Mulhall 01522 504304
lincolnresidential@brown-co.com



First Floor
Approx. 149.4 sq. metres (1608.5 sq. feet)



Total area: approx. 397.6 sq. metres (4279.7 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Plan produced using PlanUp.

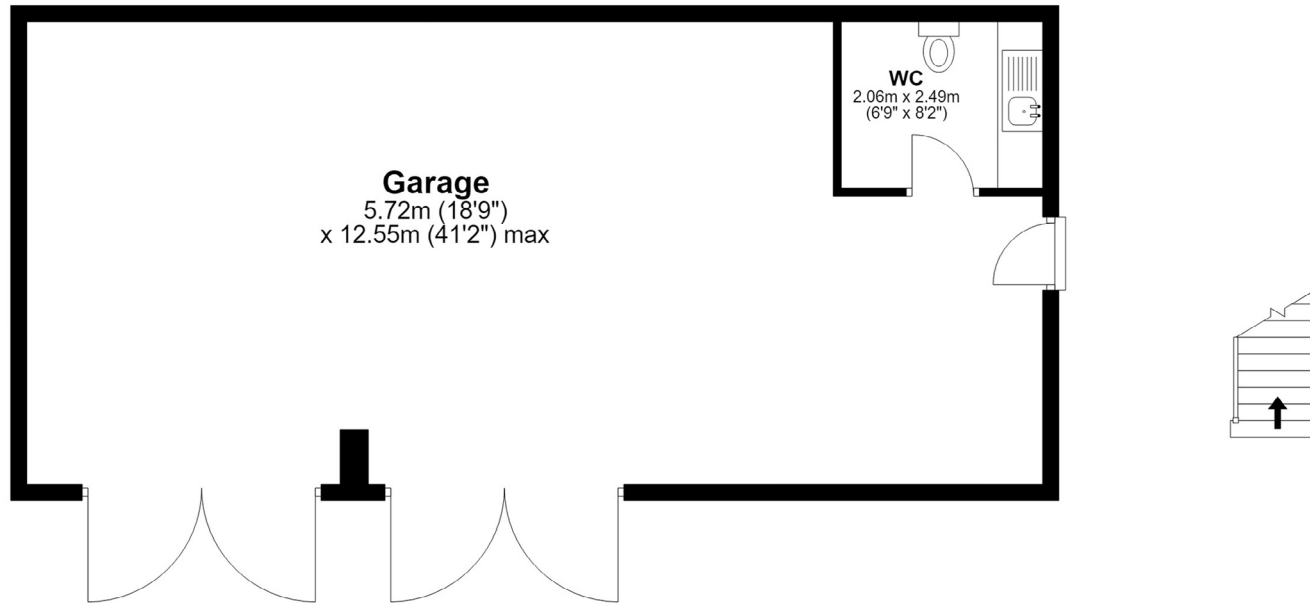
Springfields, Sudbrooke





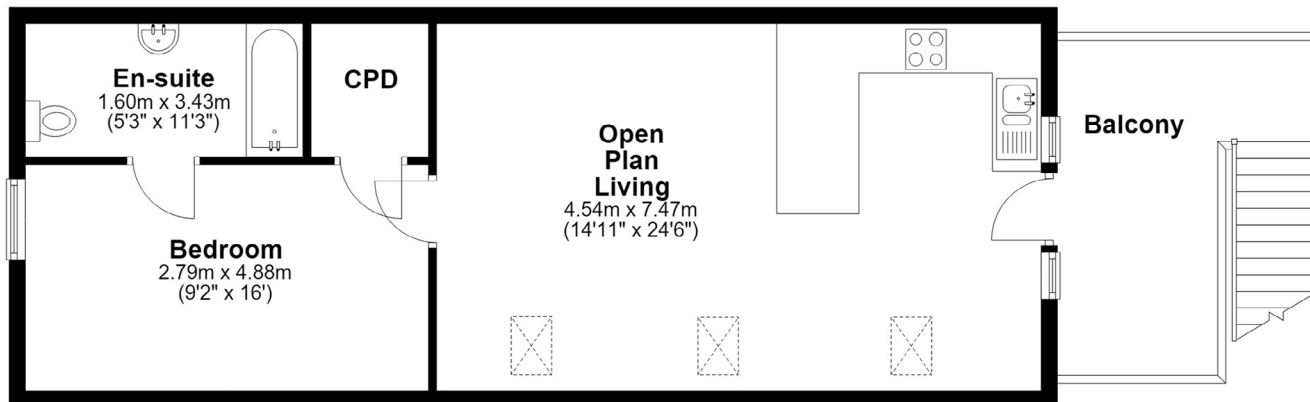
Ground Floor

Approx. 71.7 sq. metres (771.8 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.3 sq. feet)
(excluding Balcony)



Total area: approx. 128.2 sq. metres (1380.1 sq. feet)

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Springfields Annexe, Sudbrooke





Energy performance certificate (EPC)			
16 Scothern Lane Sudbrooke LINCOLN LN2 2QT	Energy rating C	Valid until:	5 August 2036
		Certificate number:	0320-2355-0680-2206-5505

Property type	Detached house
Total floor area	443 square metres

Rules on letting this property

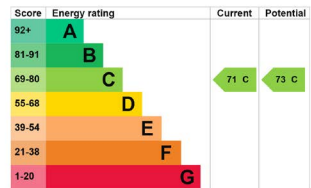
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Energy performance certificate (EPC)			
Annexe Springfields 18 Scothern Lane LINCOLN LN2 2QT	Energy rating C	Valid until:	5 August 2036
		Certificate number:	0854-3065-9208-2756-2204

Property type	Top-floor flat
Total floor area	58 square metres

Rules on letting this property

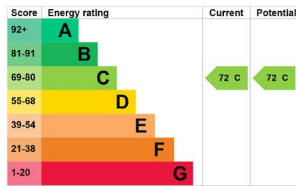
Properties can be let if they have an energy rating from A to E.

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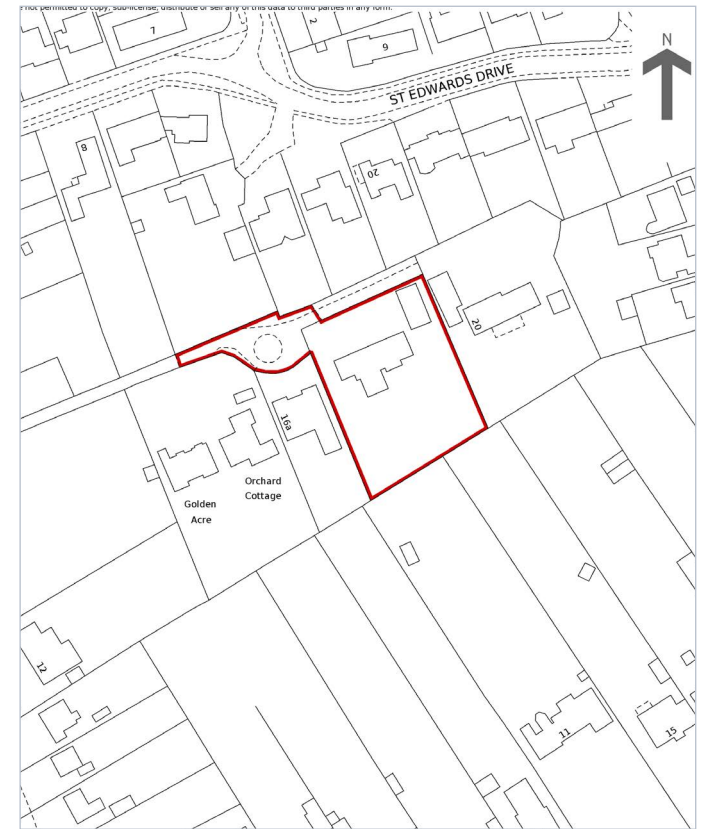


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the average energy rating is D
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Directions - LN2 2QT

From the A158 Wragby Road turn left onto Scothern Lane and after a few hundred yards there is a private driveway on your right where the property can be found at the end.

<https://what3words.com/dashes.myths.overnight>

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Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by Intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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