



Beresford Drive, Lincoln



### Offers over £300,000

- Detached House
- Four Bedrooms
- En-Suite, Family Bathroom & Downstairs WC
- Garage & Driveway
- Low Maintenance Garden
- Popular Village Location
- Tenure: Freehold
- EPC rating TBC



**FOUR BEDROOM** Detached House located in the popular village of Sudbrooke. Perfectly positioned within walking distance of the local shop and village hall. Also offering excellent road links to Lincoln.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room, Kitchen, Utility, Conservatory and WC to the ground floor. To the first floor there are Four Bedrooms with En-Suite to the main and Family Bathroom. Externally the property offers a private driveway leading to a single integral garage to the front. To the rear of property there is an enclosed low maintenance garden with patio and shed.

### Entrance Hall

With entrance door, stairs to the first floor and door leading to the garage.

### Lounge 16'8" x 10'4" (5.1m x 3.1m)

With a bay window to the front aspect, electric fireplace and radiator.



### **Kitchen 9'9" x 9'7" (3m x 2.9m)**

With a window to the rear aspect, fitted with a range of wall and base units with worktops over, sink with drainer unit, integral double oven and gas hob.

### **Utility Room 9'6" x 3'9" (2.9m x 1.1m)**

With a window to the rear aspect, personal door to side aspect, sink with drainer unit and radiator.

### **Dining Room 11'8" x 8'9" (3.6m x 2.7m)**

With sliding doors to the conservatory and radiator.

### **Conservatory 11'8" x 10'1" (3.6m x 3.1m)**

With french doors leading to the rear garden.

### **WC Cloakroom**

With a window to the side aspect, low level wc, wash hand basin and radiator.

### **Landing**

With a window to the side aspect, stairs to the ground floor and airing cupboard.

### **Bedroom One 12'4" x 9'8" (3.8m x 2.9m)**

With windows to the rear aspect, fitted wardrobe, radiator and door to the en-suite.

### **En-Suite**

With a low level wc, wash hand basin, enclosed shower and radiator.

### **Bedroom Two 11'0" x 9'8" (3.4m x 2.9m)**

With a window to the front aspect and radiator.



### Bedroom Three 11'8" x 10'9" (3.6m x 3.3m)

With a window to the front aspect, fitted wardrobes and radiator.

### Bedroom Four 10'6" x 5'7" (3.2m x 1.7m)

With a window to the rear aspect and radiator.

### Bathroom

With a window to the side aspect, low level wc, wash hand basin, panelled bath with shower over and radiator.

### Garage

With an up and over door, door to the entrance hall, power and lighting.

### Outside

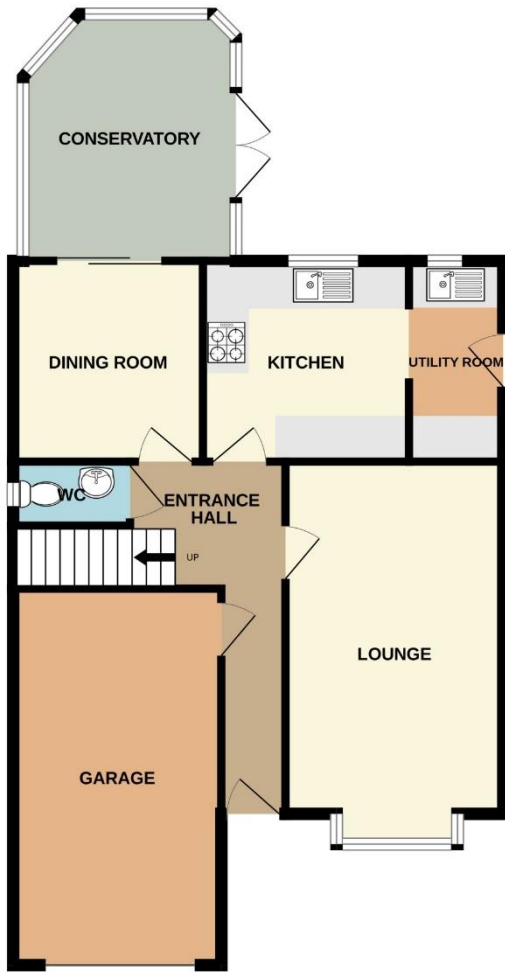
To the front of the property is a gravelled garden with mature shrubs, driveway leading to the garage and access to the entrance door.

To the rear of the property is an enclosed low maintenance garden with gravel, mature shrubs and shed.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
799 sq.ft. (74.3 sq.m.) approx.



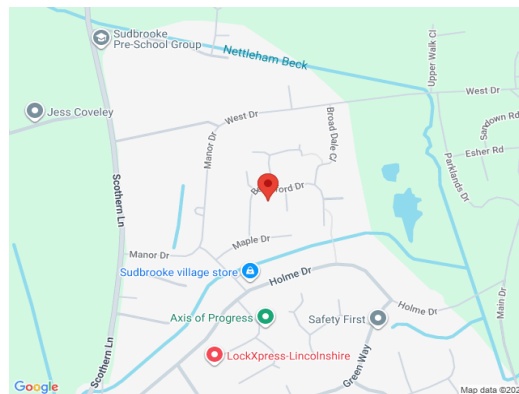
1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



BERESFORD DRIVE, LINCOLN, LN2 2YH

TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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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