



## 1 The Paddock Sudbrooke, LN2 2QS



Book a Viewing!

**£395,000**

An exceptional and elegantly appointed Detached Residence, beautifully positioned on an enviable corner plot within the highly desirable village of Sudbrooke. This distinguished family home offers an impressive blend of space, comfort, and versatility, with well presented accommodation throughout. The welcoming Entrance Hall leads to a Cloakroom/WC, a refined Lounge, formal Dining Room, an attractive Conservatory overlooking the gardens, a contemporary Kitchen, Utility Room and Snug/Study. To the First Floor, a generous Landing provides access to Three superb Principal Bedrooms, Master with En-Suite Shower Room, Bedroom Four and a Family Bathroom. The exterior features meticulously maintained gardens to both the front and rear, a block-paved driveway affording extensive off-street parking, and a substantial double garage. A viewing of this remarkable residence is strongly encouraged to fully appreciate all it offers. Subject to the necessary permissions, the generous corner plot position offers excellent potential to extend and further enhance this already impressive home. NO CHAIN.



## 1 The Paddock, Sudbrooke, LN2 2QS



### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – D.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

### 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.



#### ENTRANCE HALL

With staircase to the first floor, double glazed window to the side aspect, under stair storage cupboard and two radiators.

#### CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled splashbacks, towel radiator and double glazed window to the rear aspect.

#### LOUNGE

15' 11" x 12' 4" (4.86m x 3.78m) With gas fire set in a decorative fire surround, double glazed picture window to the rear aspect, double glazed sliding patio doors to the conservatory and radiator.



#### DINING ROOM

9' 10" x 9' 8" (3.00m x 2.96m) With double glazed sliding patio doors to the conservatory and radiator.

#### CONSERVATORY

12' 3" x 9' 9" (3.75m x 2.99m) With double glazed French doors to the rear garden, ceiling fan and radiator.

#### KITCHEN

13' 5" x 9' 10" (4.10m x 3.00m) Fitted with a modern range of wall and base units with work surfaces over, integrated fridge freezer, spaces for dishwasher and range cooker, stainless steel sink with side drainer and mixer tap over, double glazed window to the front aspect and radiator.

#### UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, space for washing machine, tiled flooring and splashbacks, door to the front and double glazed window to the rear aspect.



#### SNUG/STUDY

9' 10" x 11' 4" (3m x 3.45m) With double glazed window to the front aspect and radiator.

#### FIRST FLOOR LANDING

With airing cupboard housing the gas fired central heating boiler.

#### BEDROOM 1

12' 0" x 11' 11" (3.68m x 3.64m) With double glazed window to the rear aspect, fitted wardrobes and radiator.



#### EN-SUITE SHOWER ROOM

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

#### BEDROOM 2

9' 10" x 9' 1" (3.02m x 2.77m) With double glazed window to the rear aspect, storage cupboard and radiator.

#### BEDROOM 3

9' 11" x 8' 6" (3.03m x 2.60m) With double glazed window to the front aspect, fitted wardrobes and radiator.



#### BEDROOM 4

4' 9" x 9' 11" (1.45m x 3.02 m) With double glazed window to the front aspect and radiator.

#### BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over and glass shower screen, close couple WC and wash hand basin in a vanity style unit, tiled walls and flooring, chrome towel radiator and double glazed windows to the front and side aspect

#### OUTSIDE

The property sits on a generous corner plot. To the front there is a lawned garden with mature shrubs inset. There is a block paved driveway providing off-street parking for multiple vehicles and access to the double garage. The garage has an up-and-over door to the front, light and power. To the rear of the property there is a lawned garden with patio seating areas and a range of mature shrubs and flowerbeds.



#### 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](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Site & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose & Co., Dale & Co., Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these conveyancing services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWJ, J Water and Calum Lyman will be able to provide information and services they offer relating to surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Financial Services will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey/MR ICS.

#### 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

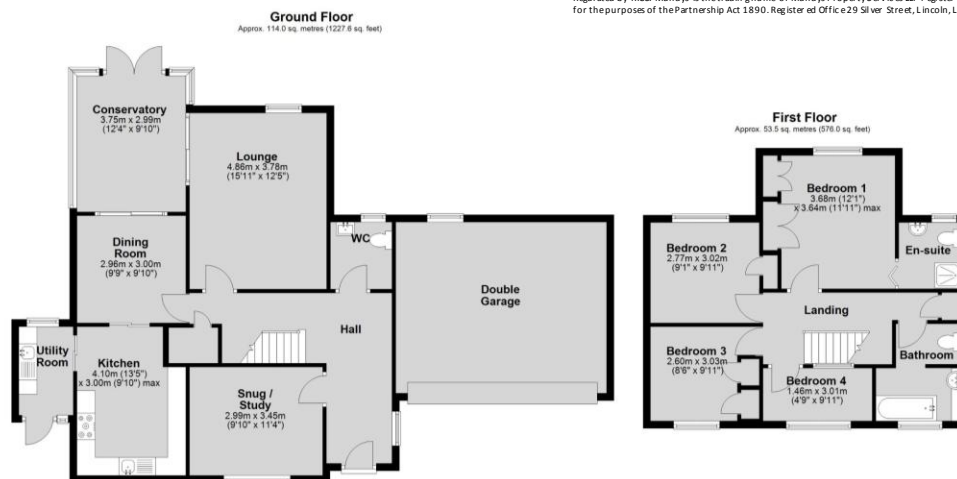
- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### 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 are for the vendors and the vendors (Lessors) for whom they act as Agents given in good faith.

- 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 whatsoever in relation to this property.
- 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 and not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 167.6 sq. metres (1803.6 sq. feet)

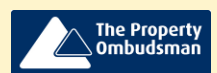
29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 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 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.



[www.mundys.net](http://www.mundys.net)