



- Detached Bungalow
- 3 Bedrooms
- Extended Dining Room
- 20ft Lounge

- Generous Plot
- Single Garage & Parking
- Cul De Sac Position
- No Onward Chain

Windsor Close, Sudbrooke, LN2 2YD,
Guide Price £280,000 - £300,000





Located in the popular village of Sudbrooke is this extended 3 bedroom detached bungalow. Enjoying a quiet cul-de-sac position the property is made available for sale with no onward chain. The internal layout comprises of a unique 20ft lounge with wood clad ceilings, breakfast kitchen with breakfast bar and integral appliances, extended dining space with views over the rear garden, all important utility room and external access to a single garage. The bungalow comes with 3 bedrooms, 2 doubles and a third bedroom measuring 6'9" x 7'8" with a feature single built-in wardrobe, the master bedroom comes with built-in wardrobes with mirrored effect sliding doors and access to it's own private en-suite shower room. Furthermore the property comes with an inner hallway space and access to a second shower room. Externally the home comes with a well presented garden which is predominantly paved and landscaped with a selection of mature shrubs, borders, fenced perimeters, feature fish pond, timber built garden shed, a stimbed built summer house and a timber decking area. To the front of the property there is lawned garden, paved parking and access to single garage. The village of Sudbrooke is located a short 10 minute drive from Lincoln city centre and is well sought after for it's close proximity to Lincoln and easy access to the A46, A15 and Wragby Road. For further details and viewing requests. Contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Having airing cupboard with shelving, radiator and loft access. Access to bedrooms and shower room.

Lounge

20' 0" x 14' 2" (6.09m x 4.31m)

Having 2 uPVC double glazed windows, a feature gas fireplace, wood flooring and partial wood clad ceiling. Access into dining room and breakfast kitchen.

Breakfast Kitchen

8' 3" x 16' 1" (2.51m x 4.90m)

Having a range of base and eye level units with integrated appliances and breakfast bar, integrated appliances include a Neff double oven, 4 ring hob with extractor hood, sink and drainer unit, uPVC double glazed window to rear aspect, radiator and access into dining room and utility room.

Dining Room

10' 4" x 8' 7" (3.15m x 2.61m)

Having wood clad ceiling, sliding doors to side aspect leading onto external patio area and wood clad ceiling. Sliding door into lounge and a full length uPVC double glazed window to rear aspect.

Utility Room

8' 6" x 5' 5" (2.59m x 1.65m)

Having uPVC double glazed window to rear aspect, external door leading onto rear garden, space and plumbing for laundry appliances, wall mounted gas combination boiler and internal access into the garage.

Garage

8' 2" x 16' 4" (2.49m x 4.97m)

Having up and over door, power and lighting. Workbench and head height storage units.

Master Bedroom

10' 8" x 10' 4" into wardrobe (3.25m x 3.15m)

Having built-in wardrobe with mirror effect sliding doors, radiator and uPVC double glazed window to the front aspect. Access to:

En-Suite Shower Room

6' 3" x 4' 2" (1.90m x 1.27m)

Having shower cubicle, vanity unit with WC and basin, chrome heated hand towel rail, tiled surround and uPVC double glazed obscured window to side aspect.

Shower Room

5' 8" x 6' 5" (1.73m x 1.95m)

Having a corner shower cubicle, vanity unit with handwash basin unit and a separate WC, corner shower cubicle, radiator and extractor unit.

Bedroom 2

12' 1" x 7' 9" (3.68m x 2.36m)

Having uPVC double glazed window to front aspect, built-in wardrobe, additional storage units and radiator.

Bedroom 3

7' 8" x 6' 9" (2.34m x 2.06m)

Having uPVC double glazed window to front aspect, radiator and a single wardrobe.

Outside Rear

Having an enclosed garden with fenced perimeters, being mostly paved and a laid to lawn area. A feature fishpond, timber decking area, a timber built summer house and a timber built garden shed. Gated access to the front of the property.

Outside Front

Having driveway parking, lawned garden with mature trees, storm porch entrance to the front of the property, paved driveway parking and access to a single garage.





GROUND FLOOR 1093 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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