



**8 Oak Close, Sudbrooke**  
Lincoln, LN2 2RG



Book a Viewing!

**£550,000**

An exceptional five bedroom detached family home set within an impressive plot of approximately 0.32 acres (STS), located in the highly sought after village of Sudbrooke. This substantial and versatile property offers expansive living accommodation, three en-suites and a double garage, making it ideally suited to growing families or those seeking multi-generational living. The property has been thoughtfully arranged to provide both open-plan living and more private, flexible spaces, with the added benefit of a self-contained style principal suite offering excellent annex potential. Generous room sizes, multiple reception areas and a seamless flow between living spaces all combine to create a home perfectly suited for modern family life and entertaining. The accommodation comprises of a welcoming entrance hall, spacious lounge, open-plan kitchen and dining area, utility room and an impressive garden room overlooking the plot. An internal hallway provides access to five double bedrooms, including a generous second bedroom with en-suite, alongside a well-appointed family bathroom. A standout feature is the separate principal bedroom suite, complete with dressing room and en-suite, positioned to offer privacy and flexibility. Externally, the property sits on a substantial plot with mature gardens, ample parking and a double garage.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – B.

**COUNCIL TAX BAND** – F.

**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.



## ACCOMMODATION

### ENTRANCE HALL

Accessed via a UPVC door with side window, featuring built-in storage and stairs leading to the principal bedroom suite and down to the double garage. A glazed internal door opens into the main living space, with wood flooring throughout.

### UTILITY ROOM

Fitted with wall and base units, tiled flooring, rear window, plumbing for a washing machine and extractor.

### KITCHEN

18' 7" x 10' 3" (5.66m x 3.12m) Fitted with a comprehensive range of wall and base units, complemented by a central Island ideal for both preparation and socialising. Features include a Range master gas cooker with extractor over, integrated fridge and freezer, tiled flooring and splashbacks and sink with mixer tap. The space flows seamlessly into the dining area and benefits from an internal window and stable-style door leading to the garden room.



### DINING ROOM

13' 9" x 10' 3" (4.19m x 3.12m) Open plan from the kitchen, with laminate flooring, UPVC double glazed window to the front aspect and two radiators.

### LOUNGE

19' 3" x 16' 9 max" (5.87m x 5.11m) With large UPVC double glazed windows to the front and side aspects, dual-fuel log burner set within a granite fireplace and laminate flooring.

### HALL

Providing access to five double bedrooms and the family bathroom with laminate flooring, radiator, side window and French doors leading out to the rear garden.



### BATHROOM

Fitted with a three piece suite including a freestanding roll-top bath, WC and wash hand basin, tiled flooring, splashbacks, built-in airing cupboard and frosted UPVC window.

### BEDROOM 1

12' 9" x 21' 0" (3.89m x 6.4m) With multiple windows overlooking the garden, laminate flooring, radiators and access to the en-suite.

### EN-SUITE

Fitted with a shower enclosure, WC and wash hand basin, tiled flooring, splashbacks, radiator and frosted UPVC window.



### BEDROOM 3

12' 7" x 12' 5" (3.84m x 3.78m) With a front facing window, laminate flooring, radiators and access to the en-suite.

### EN-SUITE

Fitted with a shower enclosure, WC and wash hand basin, tiled flooring, splashbacks, radiator and frosted UPVC window.

### BEDROOM 4

18' 3" x 9' 3" (5.56m x 2.82m) With UPVC double glazed window and radiator.



#### BEDROOM 5

11' 11" x 10' 5" (3.63m x 3.18m) With built-in sliding wardrobes, radiator and internal window.

#### BEDROOM 6

11' 11" x 7' 0" (3.63m x 2.13m) Currently utilised as a home office, offering flexible use with a radiator and internal window.

#### GARDEN ROOM

9' 9" x 8' 10" (2.97m x 2.69m) A fantastic additional reception space overlooking the garden with extensive UPVC glazing with both single and double French doors opening onto a raised decking area, creating a perfect indoor-outdoor flow.

#### BEDROOM 2

20' 5 max" x 17' 10" (6.22m x 5.44m) A superb self-contained suite positioned separately from the main accommodation, offering privacy and excellent annex potential with radiator and dual-aspect windows provide plenty of natural light.

#### DRESSING ROOM

11' 2 max" x 12' 3 max" (3.4m x 3.73m) With radiator and ample room for storage.

#### EN-SUITE

Fitted with a shower, WC and wash hand basin, with tiled flooring and radiator.

#### DOUBLE GARAGE

25' 9" x 18' 0" (7.85m x 5.49m) With electric up and over door, fitted storage units, lighting, power and side window.

#### WORKSHOP

18' 10" x 10' 9" (5.74m x 3.28m) A flexible outdoor storage space with sliding UPVC doors and side window.



#### OUTSIDE

The property occupies a substantial plot of approximately 0.32 acres (STS) with mature gardens providing a high degree of privacy. The outdoor space offers a mix of lawned areas, established borders and seating areas, ideal for both family use and entertaining. There is ample driveway parking alongside access to the double garage.

#### WEBSITE

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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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### Ground Floor



### First Floor



**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG26 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

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