



1 The Paddock

Sudbrooke, LN2 2QS



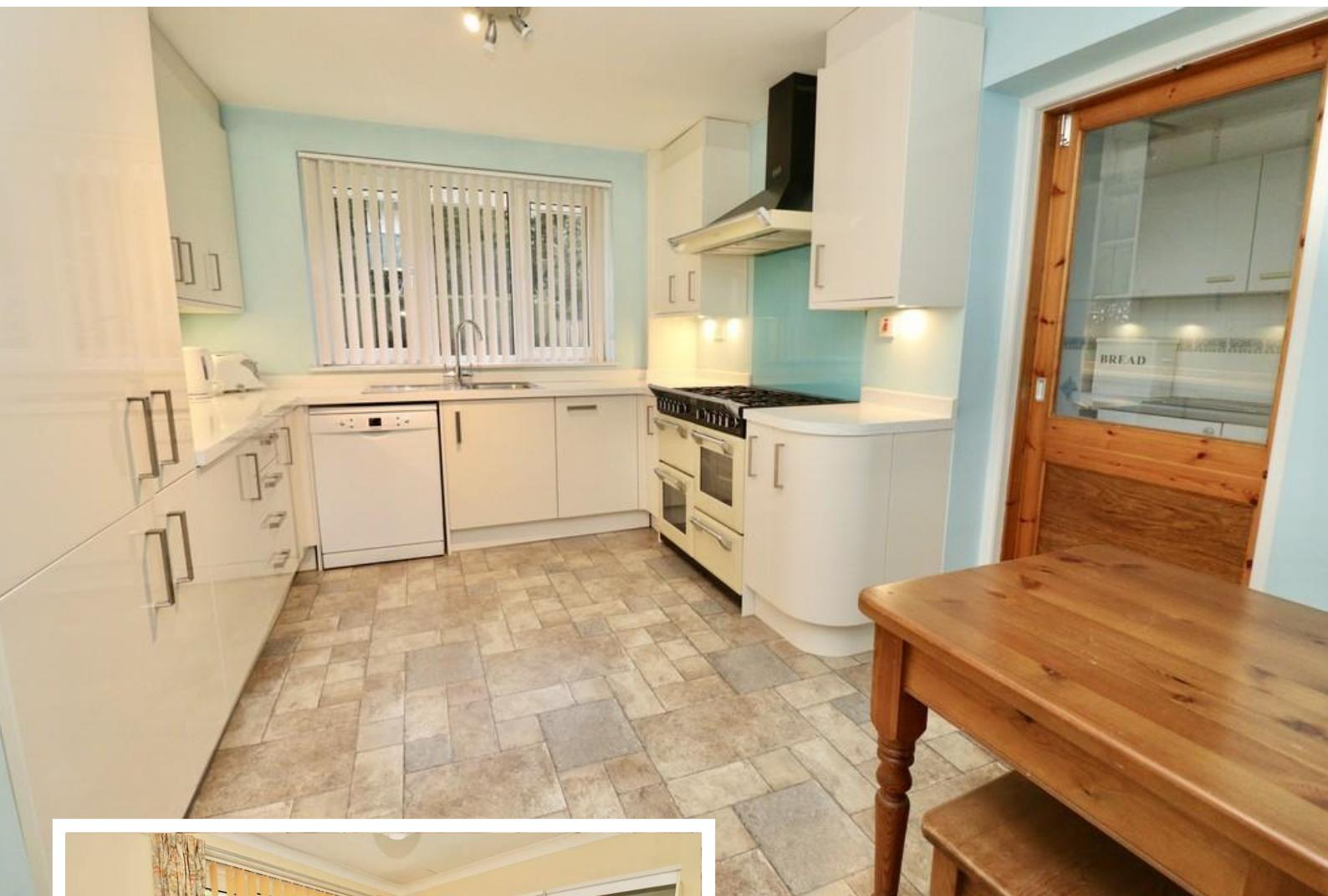
Book a Viewing!

£425,000

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, and an attractive Conservatory overlooking the gardens. A contemporary Kitchen is complemented by a separate Utility Room, while a versatile Study could also serve perfectly as a fifth bedroom. To the First Floor, a generous Landing provides access to Four superb Principal Bedrooms, Master with En-Suite Shower Room 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.



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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.

STUDY/BEDROOM 5

11' 3" x 9' 9" (3.45m x 2.99m) 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

9' 10" x 4' 9" (3.01m x 1.46m) 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

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

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NOTE

1. None of the services or equipment have been checked or tested.

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

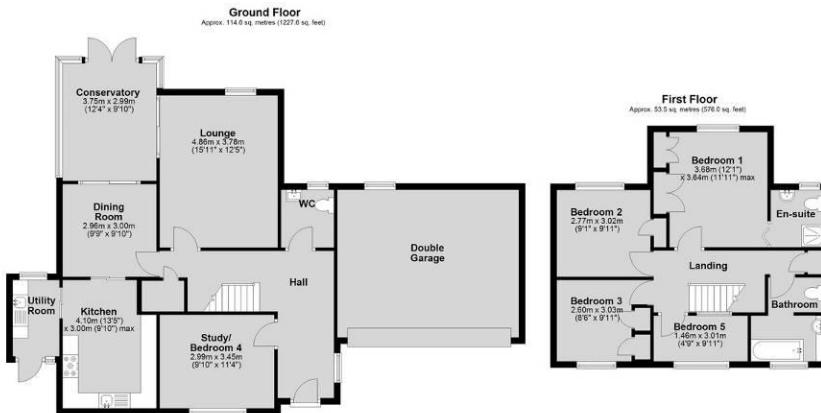
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