



**13 Pelham Close, Sudbrooke,
Lincoln, LN2 2SQ**

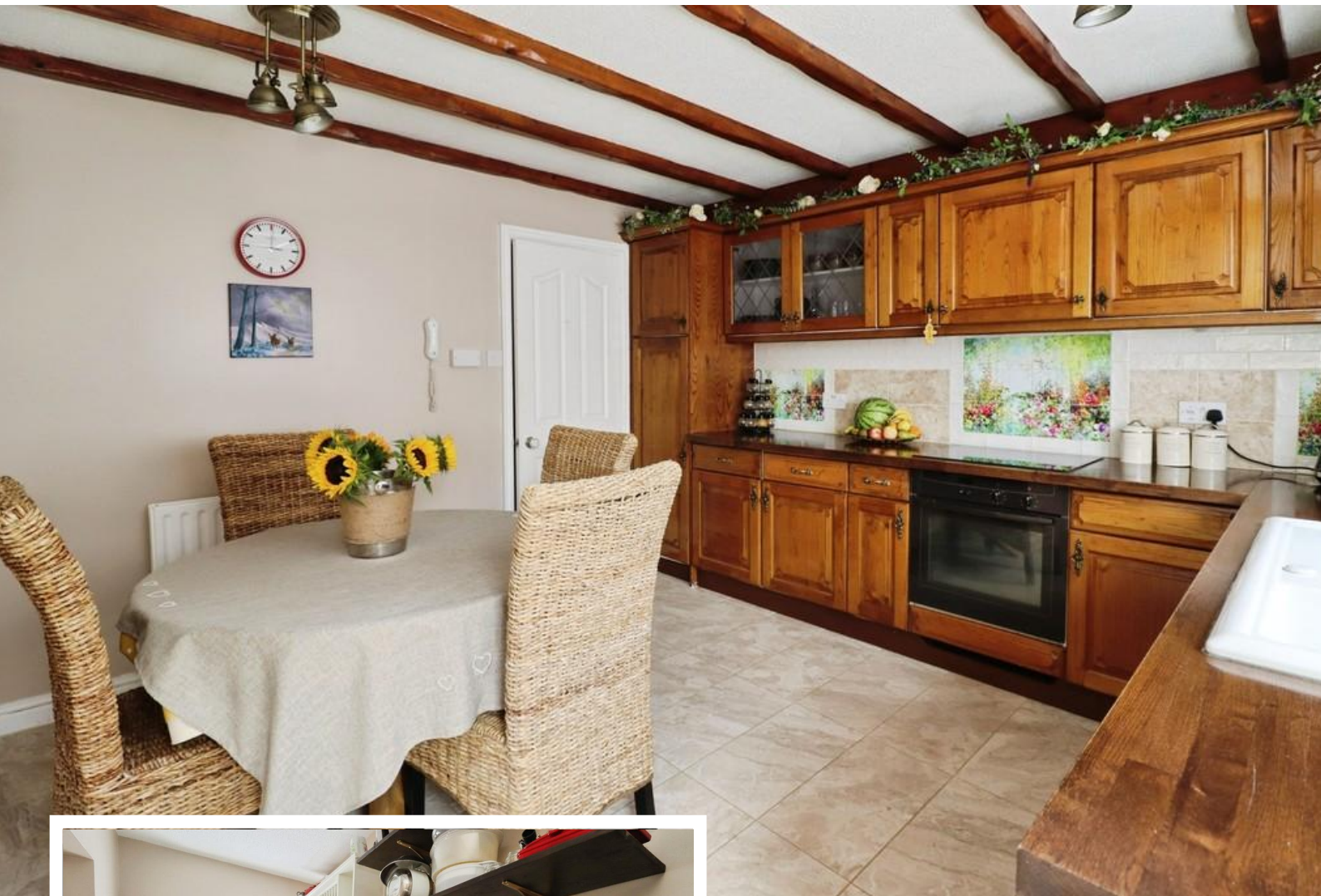


Book a Viewing!

£395,000

Situated in a tucked away position at the end of a quiet cul-de-sac in the highly sought after village of Sudbrooke, this deceptively spacious three/four bedroom detached bungalow offers versatile and well-presented living accommodation, ideal for families, those seeking single-storey living, or buyers looking to downsize without compromising on space. The accommodation comprises a welcoming Entrance Hall, a generous Lounge, fitted Kitchen, Utility Room, three principal double Bedrooms, with the master benefiting from an En-suite Shower Room, a versatile Reception Room which could be utilised as a fourth Bedroom or formal Dining Room and a Family Bathroom. Externally, the property enjoys a substantial block-paved driveway providing ample off-road parking, a double garage and well-maintained gardens to the front, side and rear, creating an excellent outdoor space to complement this superb home. Viewing is highly recommended.





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

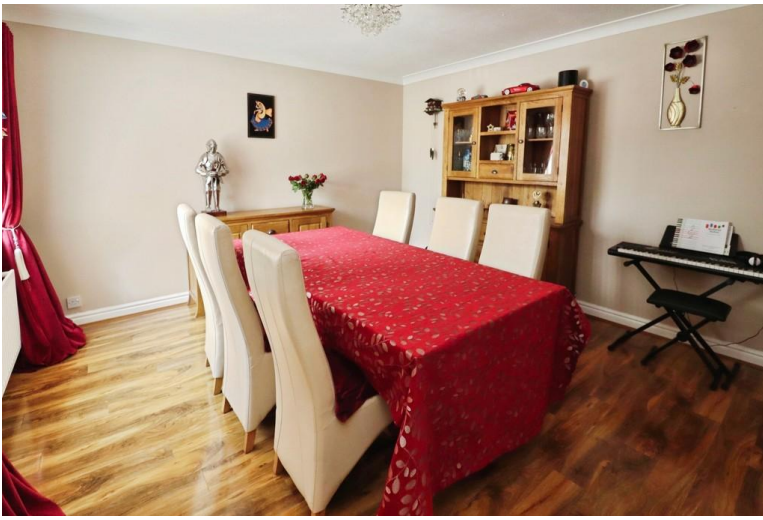
With airing cupboard, laminate flooring and radiator.

LOUNGE

19' 4" x 19' 0" (5.91m x 5.81m) With electric fire set in a feature fireplace, double glazed bay window to the side aspect, laminate flooring and radiator.

KITCHEN

11' 10" x 11' 9" (3.61m x 3.59m) Fitted with a range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, electric oven, induction hob with extractor fan over, tiled splashbacks, radiator, double glazed window to the side aspect and door to the garden.



UTILITY ROOM

With spaces for fridge freezer, washing machine, tumble dryer and dishwasher, ceramic sink with side drainer and mixer tap over, tiled flooring, tiled splashbacks and a double glazed window to the side aspect.

BEDROOM 1

15' 5" x 11' 10" (4.70m x 3.62m) With double glazed window to the rear aspect, a range of fitted wardrobes, laminate flooring and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle with rainfall shower head, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled walls and flooring and double glazed window to the side aspect.



BEDROOM 2

12' 10" x 9' 10" (3.92m x 3.16m) With double glazed window to the rear aspect, a range of fitted wardrobes, laminate flooring and radiator.

BEDROOM 3

10' 4" x 12' 10" (3.15m x 3.93m) With double glazed window to the side aspect fitted wardrobe with mirror fronted sliding doors, laminate flooring and radiator.



DINING ROOM/ BEDROOM 4

12' 11" x 12' 10" (3.94m x 3.93m) With glazed window to the front aspect, laminate flooring and radiator.

BATHROOM

Fitted with a three piece suite comprising of p-shaped panelled bath with rainfall shower over and glass shower screen, close coupled WC and pedestal wash hand basin, chrome towel rail, tiled walls and flooring and double glazed window to the side aspect

OUTSIDE

The property sits in a tucked away position at the end of a cul de sac. To the front there is a block paved driveway providing ample off street parking and access to the double garage. The garage has an electric up and over door to the front, rear personnel door, light and power. The property has enclosed gardens to the rear and side, laid mainly to lawn with patio seating area, flowerbeds and garden shed.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

WEB SITE

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](https://www.mundys.net)

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<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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

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.

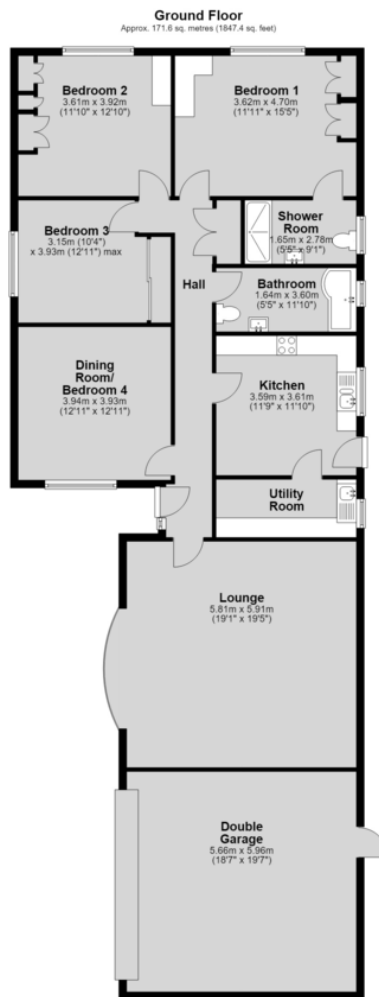
GENERAL

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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. 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 whatever in relation to this property.
2. 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 as not verified.

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Total area: approx. 171.6 sq. metres (1847.4 sq. feet)



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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

