



Holme Drive, Sudbrooke

 3  1  2



£330,000



## Key Features

- No Onward Chain
- Detached Bungalow
- Three Double Bedrooms
- Modern Kitchen
- Spacious Lounge Diner
- Driveway For Multiple Cars
- EPC rating D
- Study / Bed Four.





A modern and versatile three bedroom detached bungalow situated on a generous plot within the highly sought after village of Sudbrooke, enjoying local access to a range of village amenities as well as transport links and schooling. This property comprises of entrance hall, spacious lounge/diner, modern practical kitchen, three spacious bedrooms, optional fourth bedroom/snug, shower room and conservatory. Extensively renovated throughout.

The property further benefits from ample off road parking to the front with EV charger and a good sized rear garden with gravelled patio area and the rest laid to lawn.

#### Entrance Hall

With door to the front of the property, radiator and entrances to all rooms.

#### Lounge Diner 13'10" x 19'5" (4.2m x 5.9m)

With double glazed window to the front, carpet flooring, radiator, TV point and telephone point.

#### Kitchen 9'11" x 8'11" (3m x 2.7m)

With double glazed window to the side, a modern fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer, integrated electric double oven, induction hob with cooker hood over and space for fridge freezer.

#### Bedroom One 9'11" x 11'5" (3m x 3.5m)

With double glazed window to the rear, carpet flooring, radiator and TV point.

#### Bedroom Two 10'8" x 9'6" (3.3m x 2.9m)

With double glazed window to the rear, carpet flooring, TV point and radiator.

#### Bedroom Three 13'1" x 7'11" (4m x 2.4m)

With walk in storage, double glazed window to the front, radiator and carpet flooring.

#### Snug/Bedroom Four 11'5" x 9'0" (3.5m x 2.7m)

With French doors opening to conservatory, carpet flooring, radiator and TV point.

#### Shower Room

With double glazed window to the side, wc, wash hand basin, shower, radiator and part tiling to the walls.

#### Conservatory 9'9" x 9'4" (3m x 2.8m)

With French doors to the rear garden and double glazed windows.

#### Outside Front

Driveway to the front providing off road parking for multiple vehicles.

#### Outside Rear

Fully enclosed, with grass lawn, two patio areas and additional gravel area. Motion sensed lighting surrounding the property.

#### Agents Note

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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		

