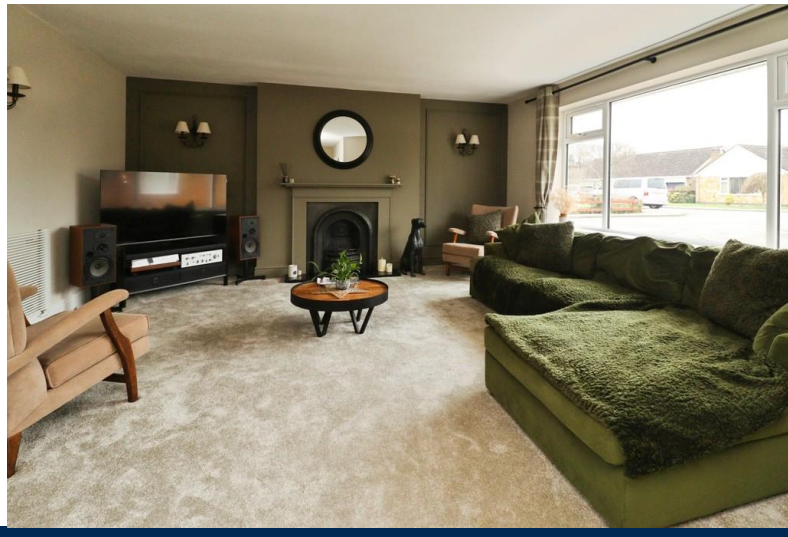
6 Cedar Close,
Sudbrooke, LN2 2RF

Book a Viewing!

£375,000 Offers Invited

Occupying a tucked away corner plot within the highly sought after village of Sudbrooke, just to the North of the historic Cathedral City of Lincoln, this immaculate and thoughtfully enhanced Three Bedroom Detached Bungalow offers beautifully presented and well proportioned living accommodation throughout. The property welcomes you with an inviting Entrance Hall leading to a Cloakroom/WC, generous Lounge/Diner, a stylish modern fitted Kitchen with integrated appliances and a light filled Garden Room with roof lantern and bi-fold doors, enjoying delightful views over the gardens. There are Three well appointed Bedrooms, complemented by a contemporary Shower Room. Externally, the home is set within attractive wraparound gardens and benefits from a substantial block paved driveway providing ample off street parking, in addition to a double garage. This superb home must be viewed to fully appreciate the quality of accommodation and enviable setting on offer.



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SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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
With laminate flooring, tall radiator and spotlights.

CLOAKROOM/WC
With close coupled WC, wash hand basin in a vanity style unit, storage cupboard, chrome towel radiator, tiled flooring, spotlights and double glazed window to the front aspect.

LOUNGE/DINER
23' 9" x 16' 1" (7.26m x 4.92m) With electric fire set within a feature fireplace, double glazed windows to the front and rear aspects, wall lights and two radiators.

KITCHEN
12' 1" x 9' 11" (3.70m x 3.03m) Fitted with a stylish range of wall and base units with work surfaces over, undermount 1½ bowl sink with side drainer and mixer tap over, integrated fridge, dishwasher and washing machine, eye level electric oven, induction hob with extractor fan over, spotlights, double glazed window to the rear aspect and door to the rear garden.

BEDROOM 1
11' 10" x 9' 11" (3.61m x 3.03m) With double glazed window to the rear aspect, laminate flooring and radiator.

BEDROOM 2
9' 11" x 9' 9" (3.03m x 2.99m) With Velux window, radiator and open access on to the Garden Room.

BEDROOM 3
9' 10" x 7' 10" (3.00m x 2.39m) With double glazed window to the side aspect and radiator.

SHOWER ROOM
Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin, tall radiator, spotlights, tiled walls and flooring.

GARDEN ROOM
17' 10" x 9' 6" (5.44m x 2.91m) With roof lantern flooding the space with natural light, bi-fold doors onto the rear garden, fitted storage cupboards, log burning stove, spotlights, tiled flooring and radiator.

OUTSIDE

The property sits in a tucked away position on a corner plot. To the front there is a generous block paved driveway providing off street parking and access to the double garage. The garage has electric up-and-over door to the front, personnel door to the rear, wall mounted gas fired central heating boiler, light and power. To the rear of the property there is a beautiful wraparound garden laid mainly to lawns with a paved patio seating area, large garden shed and established flower beds. To the rear of the garden room there is a further gravelled area of garden with mature shrubs and flowerbeds.

WEBSITE
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

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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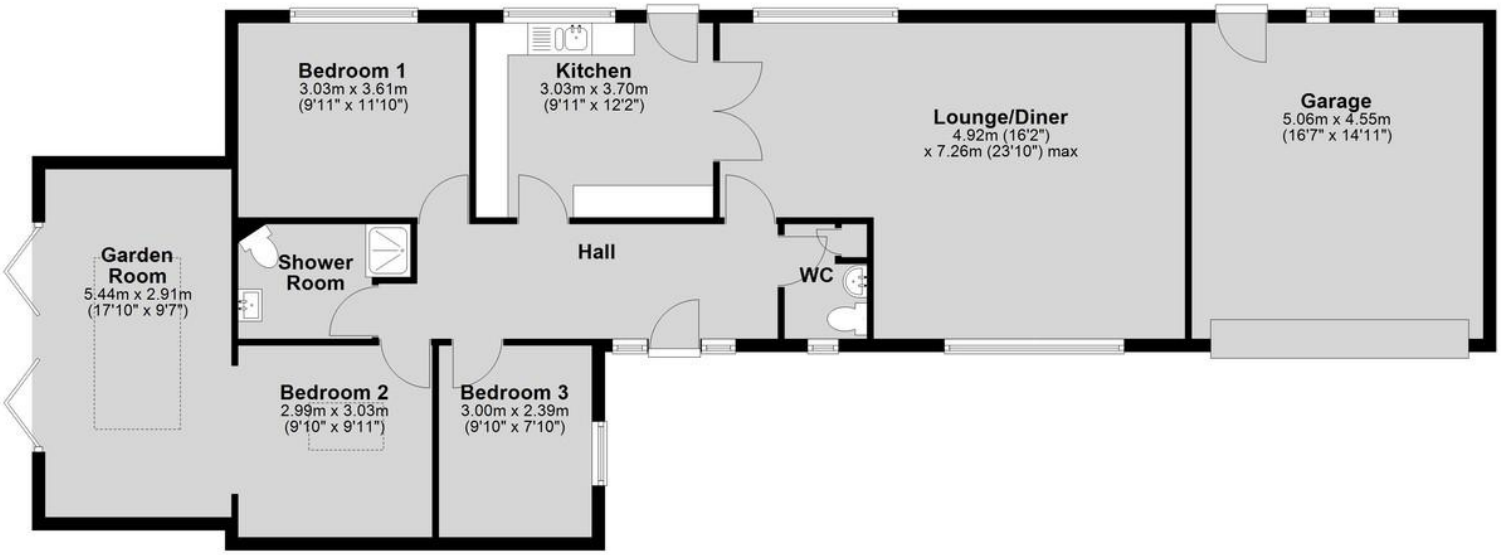
Ground Floor

Approx. 129.7 sq. metres (1395.6 sq. feet)



Total area: approx. 129.7 sq. metres (1395.6 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 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.

The Property Ombudsman

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