



25 Holme Drive
Sudbrooke, Lincoln

BROWN & CO



25 Holme Drive, Sudbrooke, Lincoln, LN2 2QL

Situated in the highly sought-after village of Sudbrooke, this spacious detached bungalow has been thoughtfully refurbished to offer well-presented and versatile accommodation throughout.

The property is entered via an entrance porch leading into a hallway. At the heart of the home is a recently fitted kitchen, complemented by a generous living room which flows seamlessly into the dining room, creating an ideal space for both everyday living and entertaining. The accommodation further comprises a spacious principal bedroom with en-suite shower room, two additional bedrooms and a modern family bathroom.

Outside, the property enjoys an attractive frontage with a lawned garden, ample off-road parking and a single garage. To the rear is a delightful, private lawned garden which is not overlooked, featuring a patio seating area and a variety of established decorative shrubs, providing an excellent space to relax and enjoy the surroundings.



ACCOMMODATION

Entrance Porch

Entrance door and double glazed window to front, door opening into:

Entrance Hall

Storage cupboard, loft access.

Living Room

Double glazed bay window to rear, radiator, double doors opening into:

Dining Room

Double glazed patio doors opening to rear garden, large storage cupboard, radiator.

Kitchen

Double glazed window and entrance door to side, one and a half ceramic drainer sink, preparation worktops, tiled splash backs, a range of fitted base and eye level storage units, integrated oven and hob with extractor over, integrated fridge freezer, space for washing machine, tiled flooring, radiator.

Bedroom One

Double glazed window to entrance porch, radiator.

En Suite

Shower cubicle, wash basin, W.C.

Bedroom Two

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bathroom

Double glazed window to side, WC and vanity wash basin unit, bath, separate shower cubicle, heated towel rail, fully tiled walls.

Outside

To the front is a lawned garden with decorative trees and shrubs, along with a driveway providing parking for several vehicles and which leads to an integral garage with up and over door. To the rear is a good sized, non-overlooked garden which is mainly laid to lawn with paved patio, further decking area, decorative shrubs and borders and a useful shed.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band D

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

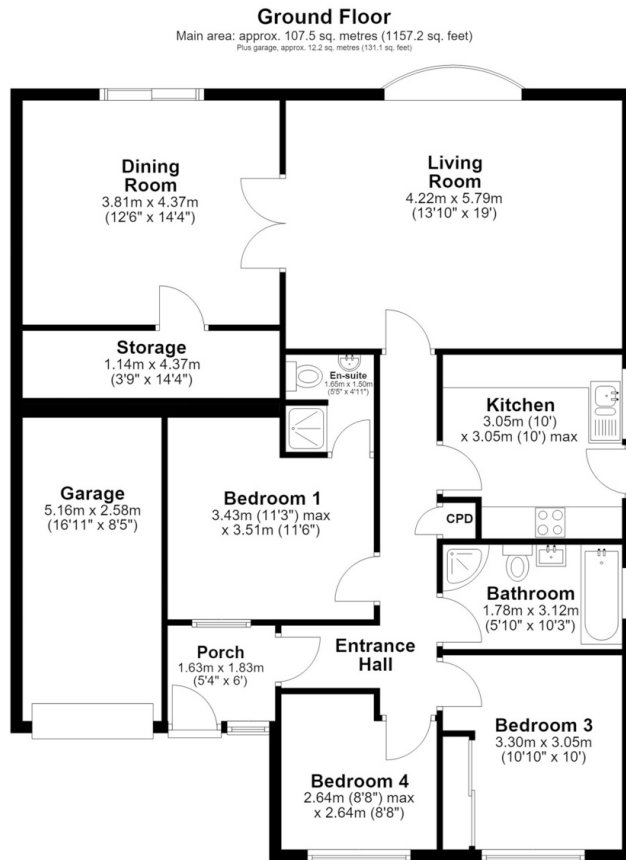
AGENT

James Drabble

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Main area: Approx. 107.5 sq. metres (1157.2 sq. feet)

Plus garage, approx. 12.2 sq. metres (131.1 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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25 Holme Drive, Sudbrooke

Energy performance certificate (EPC)			
25 Holme Drive Sudbrooke LINCOLN LN2 2QL	Energy rating E	Valid until:	20 January 2035
		Certificate number:	0380-2729-4490-2925-0575

Property type	Detached bungalow
Total floor area	104 square metres

Rules on letting this property

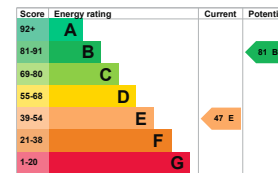
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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