



2 Chestnut Drive Sudbrooke, LN2 2RB



Book a Viewing!

£400,000

Situated in a peaceful position within the ever popular village of Sudbrooke, just North of the historic Cathedral City of Lincoln, this spacious and much improved Four Bedroom Detached Dormer Bungalow offers beautifully presented and versatile living accommodation throughout. The accommodation comprises a welcoming Entrance Hall, generous Lounge and Dining Room, modern fitted Kitchen with integrated appliances and a bright Conservatory overlooking the garden. There are Three well proportioned Bedrooms to the Ground Floor, complemented by a stylish four piece Family Bathroom and an additional Cloakroom/WC. To the First Floor, a Landing leads to a spacious Fourth Double Bedroom complete with fitted wardrobes, creating an ideal principal or guest suite. Externally, the property enjoys beautifully maintained gardens to both the front and rear, a generous driveway providing ample off-street parking, and a double garage. Viewing is highly recommended to fully appreciate the space, flexibility and quality of accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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.



ACCOMMODATION

ENTRANCE HALL

With Amtico flooring, storage cupboard and radiator.

LOUNGE

16' 11" x 14' 4" (5.17m x 4.38m) With gas fire set within a feature fireplace, double glazed windows to the front and side aspects and radiator.

DINING ROOM

10' 0" x 9' 11" (3.07m x 3.04m) With staircase to the first floor, double glazed windows to the front aspect and radiator.



KITCHEN

22' 3 (max)" x 10' 11 (max)" (6.78m x 3.33m) Fitted with a stylish range of wall and base units with oak work surfaces over, ceramic 1½ bowl sink with side drainer and instant hot and cold water tap over, twin eye level electric ovens, induction hob with extractor fan over, integrated fridge freezer, dishwasher and washing machine, towel rail, radiator, glass splashback, Amtico flooring, spotlights, two double glazed windows to the rear aspect, door to the rear garden and personnel door to the garage.

CLOAKROOM/WC

With close coupled WC, wash hand basin, tiled walls, Amtico flooring and double glazed window to the rear aspect.



BEDROOM 2

10' 10" x 10' 0" (3.31m x 3.07m) With double glazed window to the front aspect and radiator.

BEDROOM 3

11' 0" x 8' 7" (3.36m x 2.63m) With double glazed window to the rear aspect and radiator.

BEDROOM 4/SITTING ROOM

13' 11" x 10' 11" (4.25m x 3.35m) With double glazed French doors to the conservatory and radiator.

CONSERVATORY

14' 0" x 12' 5" (4.28m x 3.80m) With double glazed French doors to the rear garden, Evocore laminate flooring and radiator.



BATHROOM

7' 10" x 7' 6" (2.39m x 2.29m) Fitted with a four piece suite comprising of walk-in shower cubicle, bath tub, close coupled WC and wash hand basin, chrome towel radiator, tiled walls, spotlights and double glazed window to the rear aspect.



FIRST FLOOR LANDING

BEDROOM 1

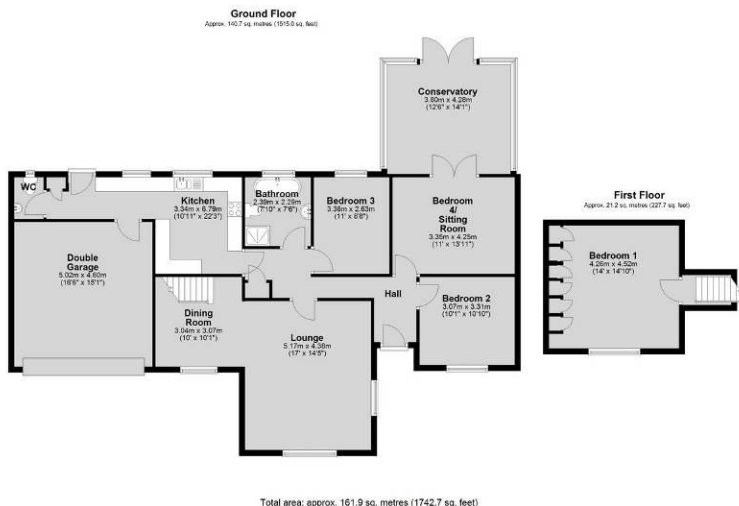
14' 9" x 13' 11" (4.52m x 4.26m) With double glazed window to the front aspect, a range of fitted bedroom furniture including wardrobes, bedside tables and drawers, access to loft storage space and radiator.

OUTSIDE

To the front of the property there is a lawned garden with gravel edged borders and flowerbeds inset. There is a driveway providing off-street parking and access to the double garage. The garage has electric roller door to the front, personnel door to the kitchen, wall mounted gas fired central heating boiler, light and power. Electric car charging point to the side of the garage. To the rear of the property there is a generous enclosed garden laid mainly to lawn with patio seating areas, garden shed, gravelled borders, mature shrubs and flowerbeds.

AGENTS NOTE

We would like to point out that the vendor assists Mundys Property Services LLP with conducting accompanied viewings with the residential sales department.



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, Bird & 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.

CMH, J Walter and Callum Lyman 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.

Clearings 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 are 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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.



www.mundys.net