



Windsor Close, Sudbrooke



£925 PCM

- ** Virtual Viewing Available **
- Village Located Detached Bungalow
- Two Bedrooms & Study
- Bay Fronted Lounge
- Deposit: £1067
- Holding Deposit: £213
- Garden, Driveway & Garage
- EPC rating C



**** Virtual Viewing Available **** Detached Bungalow situated in a cul de sac position within the village of Sudbrooke to the north of Lincoln city. The accommodation comprises Entrance Hall, Living Room, Breakfast Kitchen, Two Double Bedrooms, Study & Bathroom. Outside there are gardens to the front and rear with driveway and garage. AVAILABLE IMMEDIATELY. EPC Grade C & Council Tax Band B.

Entrance Hall

Door to side aspect, built in storage cupboard.

Living Room

14'0" x 11'0" (4.3m x 3.4m)

Bay window to front aspect, radiator and gas fire.

Breakfast Kitchen

9'9" x 9'5" (3m x 2.9m)

Window to front aspect. Fitted with a range of wall and base units with work surface over, drainer sink unit, oven, four gas burner hob and extractor hood. Space and plumbing for washing machine. Radiator. Part tiled walls. Wall mounted gas central heating boiler.

Bedroom One

11'0" x 9'9" (3.4m x 3m)

French door to rear aspect. Built in wardrobes and radiator.



Bedroom Two

11'0" x 9'0" (3.4m x 2.7m)

Window to rear aspect, built in wardrobes and radiator.

Study

8'3" x 6'8" (2.5m x 2m)

Window to side aspect. Fitted desk and storage. Radiator.

Outside

To the front is a lawned garden with a tree and shrubs. To the side is a gravelled driveway leading to the garage. To the rear is a lawned garden with a patio seating area and a variety of plants and shrubs.

Garage

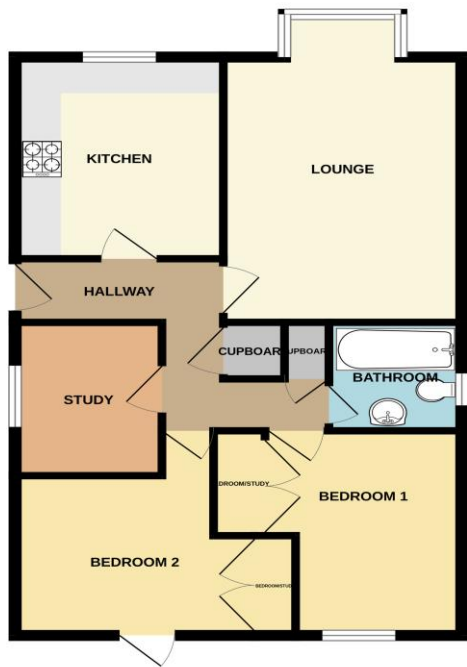
Up and over door.

Agents Note

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Floorplan

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.
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	69 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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