



**1 Sudbrooke Road, Scothern,
Lincoln, LN2 2UX**



Book a Viewing!

£285,000

A charming and characterful Four Bedroom Cottage, beautifully positioned in the heart of the sought after village of Scothern. This attractive home blends period charm with practical modern living, offering well proportioned accommodation to comprise of a Kitchen/Diner, Lounge, Bathroom, First Floor Landing, four Bedrooms and a WC. Outside, there is an enclosed rear garden laid mainly to lawn with patio area.



1 Sudbrooke Road, Scothern, Lincoln, LN2 2UX



SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — B.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Located within the popular village of Scothern, which lies to the north of the historic Cathedral and University City of Lincoln. The village itself offers a public house, garden centre, village hall with sports fields, Grange Park Community Area, Methodist Church, Parish Church and a School. There are further facilities available in nearby villages of Nettleham and Welton.



ACCOMMODATION

PORCH

Accessed via Pickett gate, this space provides entry through the side door leading to the Kitchen/Diner and Bathroom with additional cupboard storage housing a wall mounted Combi boiler, further shelving, UPVC door and tiled flooring complete the space.

KITCHEN/DINER

12' 6" x 13' 2" (3.81m x 4.01m) A spacious and welcoming room featuring tiled flooring, two wooden windows to the side aspect and ample worktop space, cupboard storage, a 1½ sink with a hot and cold mixer tap, induction hob with double oven and grill beneath, extractor, spaces for both a fridge/freezer and a family dining table, spotlights and radiator.

LOUNGE

20' x 12' 6" (6.1m x 3.81m)

A cosy reception room featuring a UPVC double glazed window to the front aspect and composite entrance door with frosted glass panel, an additional UPVC window to the rear aspect, feature fireplace and understairs storage cupboard, creating a warm and inviting space for relaxing.



BATHROOM

Fitted with a three piece suite comprising of a bath with electric shower, WC and vanity sink unit with tiled splashbacks, a UPVC frosted window to the front aspect, tiled flooring, spotlights, extractor, upright chrome towel radiator and rustic wooden latch door.



FIRST FLOOR LANDING

With access to four bedrooms, WC and loft void, and space for additional storage.

BEDROOM 1

11' 11" x 11' 10" (3.63m x 3.61m) A generous double bedroom with built-in wardrobe storage, UPVC window to the front aspect, radiator and access to the loft void.



BEDROOM 2

9' 8" x 10' 4" (2.95m x 3.15m) A further double bedroom with UPVC window to the front aspect and radiator.

BEDROOM 3

9' 3" x 10' 4" (2.82m x 3.15m) Another comfortable double bedroom with UPVC window to the side aspect and radiator.



4 BEDROOM

7' x 9' 7" (2.13m x 2.92m) A flexible additional room ideal as a home office, nursery or hobby room, with UPVC window to the rear aspect and radiator.

WC

Fitted with pedestal sink, WC, radiator, lino flooring and frosted window to the front aspect.

OUTSIDE

The property benefits from parking for two cars. The garden is laid mainly to lawn with a patio area enclosed by fencing, providing a peaceful outdoor space for entertaining or relaxation.



WEB SITE

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.

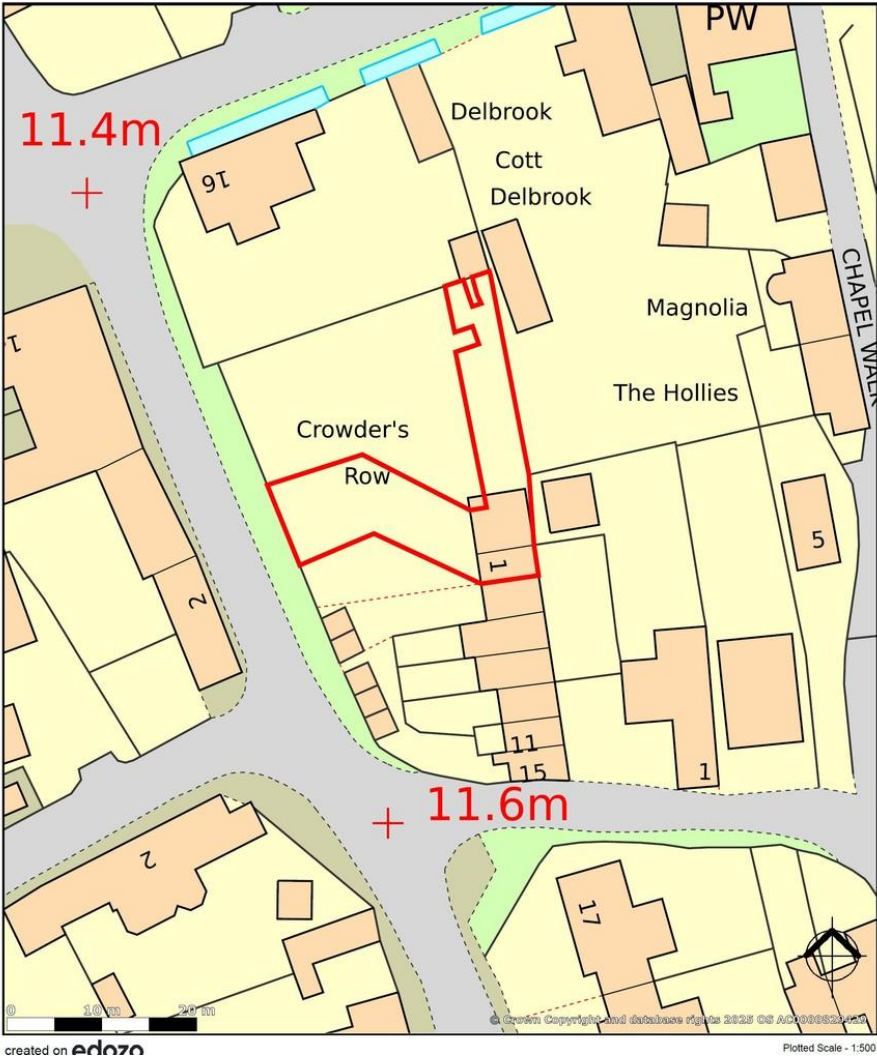
GENERAL

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

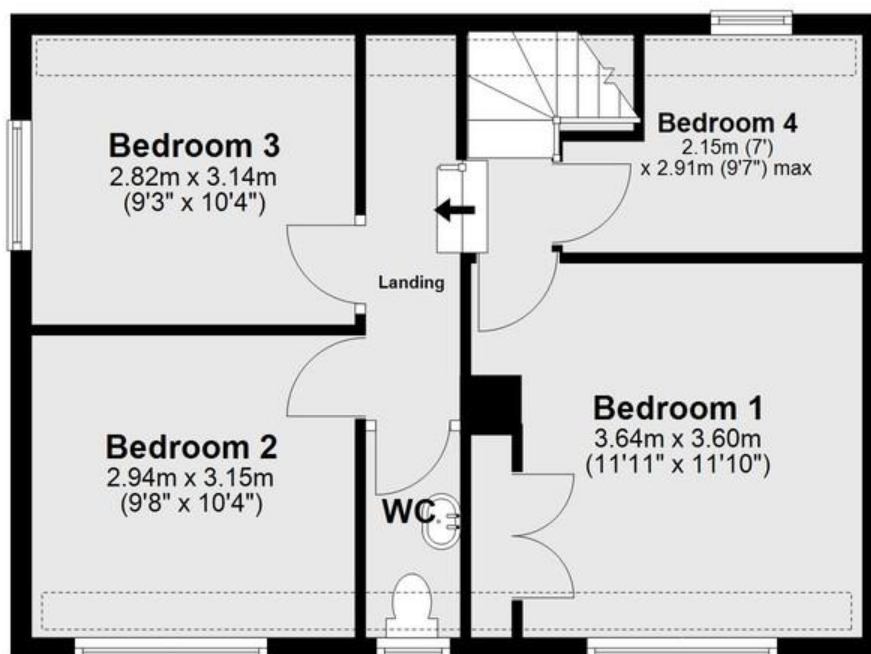




Ground Floor



First Floor



Total area: approx. 92.0 sq. metres (989.8 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 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