



## The Hawthorns, Church Lane

Sudbrooke, Lincoln, LN2 2QH



**£389,500**

A spacious and individual detached bungalow situated in this pleasant non-estate position within the ever popular village of Sudbrooke. The internal living accommodation briefly comprises of Entrance Porch, Main Reception Hall, Lounge, Dining Area, Fitted Kitchen, Utility Room, four Bedrooms, Family Bathroom and Shower Room. Outside there is a driveway providing off road parking/hardstanding for vehicles, a Detached Former-Stable Block incorporating a Double Garage and four additional Storage Areas and an enclosed private south-facing Rear Garden. **(Planning permission has been approved for the conversion of the existing outbuilding (former stables) into a Residential Annexe. Application number WL/2025/00962-West Lindsey District Council).** The property further benefits from gas central heating and viewing is highly recommended. The property is being offered for sale with No Onward Chain.



## Church Lane, Sudbrooke, Lincoln, LN2 2QH



### SERVICES

Mains electricity, gas, water and drainage available. Gas central heating. Alarm system. Water Softener.

### EPC RATING – D

**COUNCIL TAX BAND** – E - West Lindsey District Council.

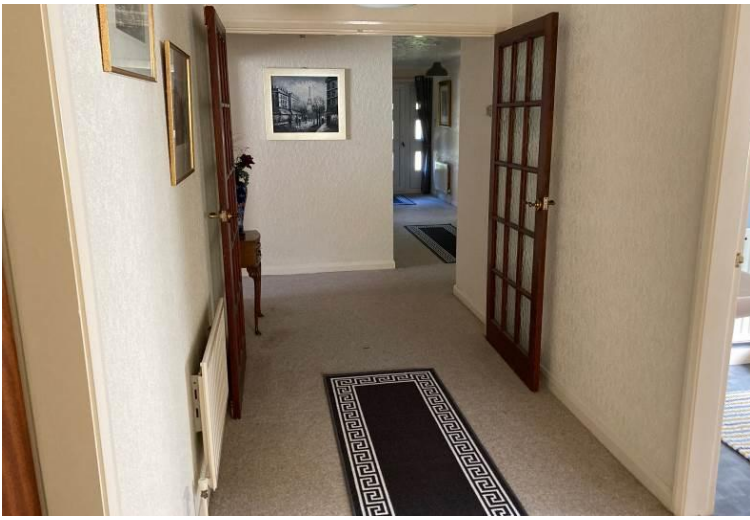
**TENURE** - Freehold

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION** The property is located in the original heart of the historic area of the village and is near the Grade II Saint Edward the Confessor Church, which was built in 1860. The popular village of Sudbrooke is approximately four miles North-East of Lincoln, with easy access to Lincoln City Centre, shops and leisure facilities in Uphill Lincoln and the neighbouring villages. The property is positioned within easy access to primary schooling approx. 1 mile away in Scothern, The Nettleham Church of England Voluntary Aided Junior School (Ofsted Rated 'Good') approx. 1½ miles away and William Farr C of E Comprehensive School in the neighbouring village of Welton. The property further benefits from having a designated bus service stopping only approx. 200 yards away going to the highly regarded Queen Elizabeth's Grammar School in Horncastle.

**NOTE:** Planning permission has been granted for the conversion of the existing outbuilding (former stables) into a Residential Annexe. Application number WL/2025/00962 (West Lindsey District Council).





**DIRECTIONS** Heading out of Lincoln on the A158 Wragby Road, proceed along and turn left onto Scothern Lane where signposted to Sudbrooke. Proceed along for about half a mile, eventually turning left onto Church Lane where the property is located on the left hand side.

**ENTRANCE PORCH** With main entrance door, side window and UPVC inner entrance door to the Reception Hall.

**RECEPTION HALL** With loft access, coving to ceiling and two radiators.

**LOUNGE** 17' 10" x 15' 0" (5.44m x 4.57m), with two UPVC windows, electric fire, gas point, coving to ceiling and double radiator.

**DINING AREA** 14' 4" x 11' 5" (4.37m x 3.48m), with UPVC window, single radiator and coving to ceiling.

**KITCHEN** 9' 9" x 9' 2" (2.97m x 2.79m), with refreshed fitted base and wall cupboards, drawers and work surfaces, part-tiled surround, newly fitted 1½ bowl sink unit, drainer and tap, newly fitted electric double oven, undercounter mini bar, single radiator and UPVC window.

**UTILITY ROOM** 9' 11" x 4' 6" (3.02m x 1.37m), with fitted unit, Belfast sink, plumbing for a washing machine, Baxi gas central heating boiler, part-tiled surround, UPVC window and UPVC rear entrance door.

**BEDROOM 1** 13' 3" x 12' 11" (4.04m x 3.94m), with UPVC window, single radiator and coving to ceiling.

**BEDROOM 2** 13' 0" x 10' 4" (3.96m x 3.15m), with UPVC window, single radiator and UPVC side entrance door.

**BEDROOM 3** 11' 6" x 10' 2" (3.51m x 3.1m), with UPVC window, single radiator and coving to ceiling.

**BEDROOM 4/STUDY** 9' 8" x 6' 3" (2.95m x 1.91m), with UPVC window, single radiator and coving to ceiling.

**SHOWER ROOM** With suite comprising of fitted shower cubicle, newly fitted WC and wash hand basin, single radiator, fully tiled surround, newly fitted vinyl flooring, airing cupboard housing the hot water cylinder and UPVC window.

**BATHROOM** 9' 5" x 6' 11" (2.87m x 2.11m), with suite comprising of WC, wash hand basin, bidet and corner bath, coving to ceiling, part-tiled surround, single radiator and UPVC window.

**OUTSIDE** The property is situated in a pleasant non-estate position with gardens to the front and rear. There is a front lawned garden and driveway providing off-road parking/hardstanding for vehicles and access to the Double Integral Garage. To the rear of the property there is a private enclosed south-facing garden with a lawned area, a variety of flowerbeds, shrubs and courtyard area with patio and two outside taps.





## FORMER STABLE BLOCK

**DOUBLE GARAGE** 16' 8" x 15' 8" (5.08m x 4.78m), with electric up and over door, power, lighting, a water supply from the house and side entrance door.

**OUTSIDE STORE 1** 13' 6" x 8' 7" (4.11m x 2.62m)

**OUTSIDE STORE 2** 15' 8" x 15' 1" (4.78m x 4.6m), with stable door and window to the side elevation.

**OUTSIDE STORE 3** 15' 7" x 9' 1" (4.75m x 2.77m), with stable door and window to the side elevation.

**OUTSIDE STORE 4** 15' 8" x 7' 6" (4.78m x 2.29m), with entrance door.

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CWH and J Water will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 Service, we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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### GETTING AN MORTGAGE

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### NOTE

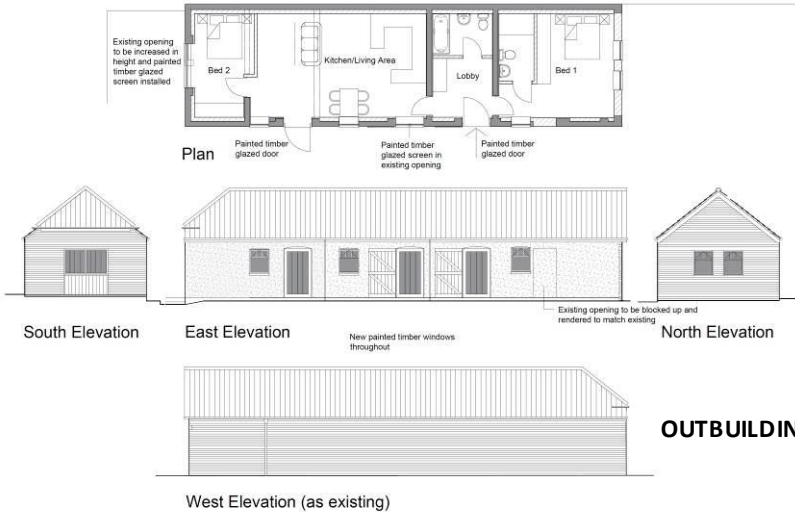
- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys make every effort to ensure these details are accurate, however they are for themselves and the vendors (persons) for whom they act as Agents give notice that:

- 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 by whatever in relation to this property.
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## OUTBUILDING APPROVED LAYOUT

Approx Gross Internal Area  
221 sq m / 2364 sq ft.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Issues of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snap360.

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