



Pelham Close, Sudbrooke

 3  2  2

Freehold

OIRO £350,000

 3  2  2

Key Features

- Detached Bungalow
- Double Garage
- Two Reception Rooms
- Three Bedrooms
- Bathroom & Shower Room
- Popular Village Location
- EPC Rating C





A well presented three bedroom detached bungalow situated in the popular and highly regarded village of Sudbrooke, approximately six miles north east of Lincoln. Perfectly positioned for village life while remaining within easy reach of the city, the property benefits from a good range of nearby amenities.

Sudbrooke itself offers Sudbrooke Village Store Ltd with Post Office services, Sudbrooke Village Hall, a pre-school, children's play areas and recreational facilities including a multipurpose sports and tennis area. Regular bus services provide convenient connections to Lincoln and surrounding areas. Further amenities can be found in nearby Nettleham, including Nettleham Medical Practice, supermarket, pharmacy and other everyday services.

The accommodation on offer comprise Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Orangery, Three Bedrooms, Bathroom and Shower Room. Externally the property offers a lawned garden and driveway with room for up to four cars leading to a double garage. To the rear of the property there is an enclosed lawned garden with patio area. The property further benefits from solar pannels gas central heating and uPVC double glazing through out.

Entrance Hall

With the entrance door to the front aspect and radiator.

Kitchen

12'2" x 10'1" (3.7m x 3.1m)

With a window to the side aspect and door leading to the garden. Fitted with a range of wall and base units with worktops over, integrated oven and hob with extractor over, sink with drainer unit, breakfast bar and radiator.

Lounge

19'10" x 16'6" (6m x 5m)

With windows to the side aspect, fireplace and radiator.

Dining Room

14'11" x 9'4" (4.5m x 2.8m)

With window to the side aspect and radiator.

Bedroom One

12'10" x 12'6" (3.9m x 3.8m)

With window to the front aspect and radiator.

Bedroom Two

12'11" x 11'5" (3.9m x 3.5m)

With window to the rear aspect and radiator.

Bedroom Three

10'6" x 10'5" (3.2m x 3.2m)

With window to the side aspect and radiator.

Bathroom

With window to the side aspect, low level WC, wash hand basin, panel bath with shower over and radiator.





Shower Room

With window to the side aspect, fitted with a low level wc, wash hand basin and shower.

Conservatory

11'6" x 9'1" (3.5m x 2.8m)

With french doors leading to the rear garden.

Garage

Up and over door and personal door to the rear aspect.

Outside

To the front of the property is a lawned garden. To the rear of the property there is an enclosed lawned garden with seating area.

Agents Note

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Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590
lincoln@newtonfallowell.co.uk