



36 Manor Drive

Sudbrooke, Lincoln, LN2 2QG

£450,000

A larger than average four bedroomed detached family home location in a non-estate position within the property village of Sudbrooke. The property has internal accommodation to comprise of Reception Hallway, WC, Lounge with bi-fold doors, Dining Room, Dining Kitchen, Utility Room and First Floor Landing leading to four Bedrooms and a Family Bathroom. Outside there is a garden and driveway to the front providing off road parking and giving access to the Integral Garage. To the rear of the property there is a lawned garden. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along the A158 and turn left onto Scothern Lane entering the village of Sudbrooke. Take the second right hand turn onto Manor Drive and the property can be located on the right hand side.

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.





RECEPTION HALLWAY

With UPVC window and door to the front aspect, stairs to the first floor and doors to the lounge, dining room, kitchen and WC.

WC

7' 6" x 4' 1" (2.31m x 1.26m) , with UPVC window to the front aspect, WC, wash hand basin, wooden flooring and partly tiled walls.

LOUNGE

20' 0" x 13' 6" (6.12m x 4.14m) , with UPVC bay window to the front aspect, Bifold doors to the rear aspect, radiators, wall lights and a gas fire with stone surround.

DINING ROOM

14' 0" x 11' 8" (4.27m x 3.57m) , with UPVC window to the rear aspect and radiator.



KITCHEN DINER

14' 0" x 10' 9" (4.27m x 3.30m) , with UPVC window to the rear aspect, laminate flooring, fitted with a range of base units and drawers with Corian work surfaces over, Corian sink unit and drainer with mixer tap, integral Neff oven and grill, four ring electric hob with extraction above, integral fridge freezer, integral dishwasher, wall mounted cupboards, complementary splashbacks and a radiator.

UTILITY ROOM

14' 0" x 4' 3" (4.27m x 1.32m) , with window and door to the side aspect, door to the garage, laminate flooring, fitted base units with Corian work surfaces over, sink unit and drainer and space for automatic washing machine.



FIRST FLOOR LANDING

With UPVC window to the front aspect, fitted double cupboard and doors to four bedrooms and bathroom.

BEDROOM 1

14' 5" x 15' 10" (4.40m x 4.83m) , with UPVC window to the front aspect, radiator, fitted wardrobes and door to en-suite.

EN-SUITE

8' 3" x 9' 1" (2.54m x 2.77m) , with UPVC window to the rear aspect, suite to comprise of shower, WC and wash hand basin with vanity cupboard, towel radiator and partly tiled walls.

BATHROOM

8' 3" x 6' 11" (2.53m x 2.13m) , with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin and radiator.



BEDROOM 2

9' 8" x 14' 7" (2.95m x 4.46m) , with UPVC window to the rear aspect and radiator.

BEDROOM 3

10' 2" x 14' 3" (3.11m x 4.35m) , with UPVC window to the front aspect, fitted wardrobes and radiator.

BEDROOM 4

8' 3" x 10' 4" (2.53m x 3.15m) , with UPVC window to the rear aspect and radiator.



OUTSIDE

To the front of the property there is a blocked paved driveway, lawned garden and flowerbeds, mature shrubs and trees. To the rear of the property there is a blocked paved seating area, lawned garden, flowerbeds, mature shrubs, trees and a pond.

INTEGRAL GARAGE

17' 4" x 16' 4" (5.30m x 5.00m) , with electric roller door to the front aspect and a wall mounted gas central heating boiler.

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 and Co, Bridge McFarland and Home Property Lawyers 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.

Westbay Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westbay Financial Services we will receive 30% of the fee which Westbay Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westbay Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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

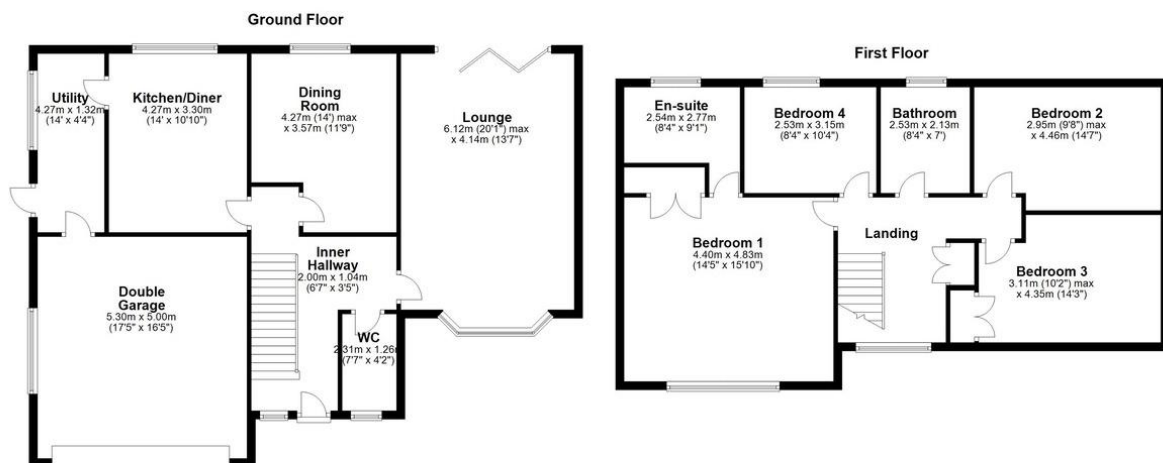
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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:

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