



9 Courtfield Close

Sudbrooke, Lincoln, LN2 2QN

£365,000

A stunning three bedroomed detached bungalow situated in this pleasant and quiet cul de sac location within the popular villa ge of Sudbrooke, to the north of the City of Lincoln and within easy access into Lincoln City Centre, A46 Bypass and the Lincoln Ea stern Bypass. Internally the property has been updated by the current owners to an exceptional standard and features a high specification fitted kitchen, luxury bathroom and solid oak doors and floors. The property has s garden to the front with a drivewa y to the side providing off road parking and giving access to the Double Garage. To the rear of the property there is a landscaped garden. In further detail, the internal accommodation comprises of Porch, Entrance Hall, Lounge, Kitchen Diner, three Bedrooms and a Bathroom. Viewing of the property is essential to appreciate the standard of accommodation on offer. The property is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Traveling along the A158 towards Sudbrooke (from Lincoln), turn left onto Scothern Lane and right onto Holme Drive. Turn right onto Sibthorpe Drive, right again onto Courtfield Close and the property can be located on the left 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.





ACCOMMODATION

PORCH

With double doors to the front elevation and access to the entrance hallway.

ENTRANCE HALL

With engineered oak flooring, Acova classic radiator, access to the roof void, storage cupboard and coving to ceiling.

LOUNGE

17' 3" x 13' 9" (5.26m x 4.19m) , with UPVC double glazed window to the front elevation with oak windowsill and handmade curtains, feature fireplace with log burner, Acova classic radiator, wall lighting and coving to ceiling.



KITCHEN DINER

21' 6" x 12' 4" (6.55m x 3.76m) , with UPVC double glazed door and window to the rear elevation with oak windowsill and handmade curtains and blinds, tiled flooring and fitted with a range of wall, base units and drawers with oak work surfaces over, integral oven, four ring gas hob with extractor fan over, 1 ½ bowl porcelain sink unit and drainer with mixer tap, plumbing and spaces for washing machine and tumble dryer, space for fridge freezer, spotlighting and Acova classic radiator.

BEDROOM 1

14' 6" x 9' 11" (4.42m x 3.02m) , with UPVC double glazed window to the side elevation with oak windowsill, spotlighting, coving to ceiling and Acova classic radiator.



BEDROOM 2

12' 4" x 9' 1" (3.76m x 2.77m) , with UPVC double glazed window to the rear elevation with oak windowsill, spotlighting, coving to ceiling and Acova classic radiator.

BEDROOM 3

12' 4" x 6' 10" (3.76m x 2.08m) , with UPVC double glazed window to the rear elevation with oak windowsill, spotlighting, coving to ceiling and Acova classic radiator.

BATHROOM

9' 11" x 8' 8" (3.02m x 2.64m) , with UPVC double glazed window to the side elevation, fully tiled walls and flooring, freestanding bath, vanity wash hand basin with cupboard space below and quartz top, walk-in shower with rainfall shower and floor drain, spotlighting, extractor fan, speaker system and Acova classic radiator with heated towel rail.



OUTSIDE

To the front of the property there is a lawned garden with a driveway to the side providing off road parking and also gives access to the Double Garage. There is access to the rear of the property leading to landscaped gardens to the rear with a patio seating area, decorative slated areas, raised beds and steps leading to a lawned garden with a log store.

GARAGE

14' 6" x 16' 0" (4.42m x 4.88m)



WEBSITE

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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.

Westaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby 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.

GENERAL

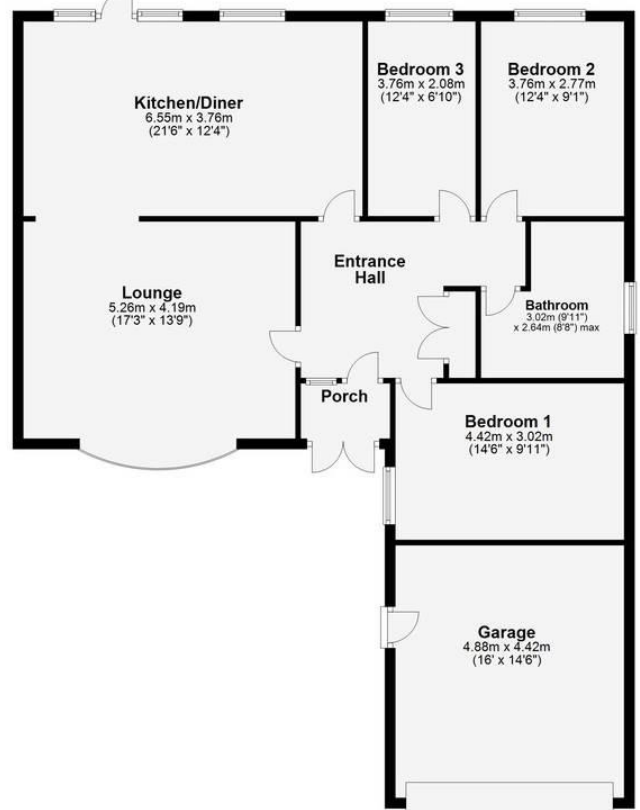
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Ground Floor

Approx. 121.0 sq. metres (1302.2 sq. feet)



Total area: approx. 121.0 sq. metres (1302.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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