



12 Windsor Close

Sudbrooke, Lincoln, LN2 2YD

**Offers Over
£230,000**

An extended detached family home situated in a cul-de-sac location within the popular village of Sudbrooke, to the north east of the historic Cathedral and University City of Lincoln. The property offers flexible and spacious living accommodation briefly comprising of Entrance Hallway, WC, Family Room/Bedroom 5, Lounge, Kitchen, Study and First Floor Landing leading to Bedroom 1 with En-suite Bathroom, Bedroom 2 with En-suite Shower Room and two further Bedrooms and a Family Bathroom. There is ample off road parking to the front of the property and pleasant gardens to the rear. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Upon entering the village of Sudbrooke on the A158, turn left onto Scothern Lane and right onto St Edwards Drive. Follow the road round turning right onto Greenway and then turn left onto Windsor Close, continue along bearing right and the property can be located at the end of the cul-de-sac.

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.



ENTRANCE HALL

With composite double glazed external door to the front elevation, laminate flooring, stairs to the first floor and doors to WC, lounge and family room/bedroom 5.

W.C

With UPVC double glazed window to the front elevation, low level WC, wash hand basin and radiator.

FAMILY ROOM / BEDROOM 5

16' 5" x 7' 8" (5m x 2.34m) , with UPVC double glazed window to the front elevation.

LOUNGE

14' 1" x 13' 4" (4.29m x 4.06m) , with UPVC double glazed window to the front elevation, laminate flooring, radiator and door into kitchen.



KITCHEN

16' 5" x 9' 9" (5m x 2.97m) , with UPVC double glazed window and double doors to the rear elevation, laminate flooring, fitted with a range of wall, base units and drawers with oak work surfaces over, tiled splashbacks, porcelain sink unit and drainer, spaces for range cooker with extractor fan over, integral wine cooler, integral fridge freezer and door into study.

STUDY

10' 1" x 8' 2" (3.07m x 2.49m) , with UPVC double glazed window to the rear elevation, radiator and gas fired central heating boiler.

FIRST FLOOR LANDING

With banister rail, access to the roof void, storage cupboard and doors to four bedrooms and bathroom.



BEDROOM 1

14' 1" x 7' 8" (4.29m x 2.34m) , with UPVC double glazed window to the front elevation, radiator and door to en-suite bathroom.

EN-SUITE BATHROOM

10' 0" x 7' 8" (3.05m x 2.34m) , with UPVC double glazed window to the rear elevation, suite to comprise of low level WC, wash hand basin, bath and walk-in shower cubicle, tiled surround, heated towel rail, spotlighting and extractor fan.

BEDROOM 2

12' 0" x 10' 4" (3.66m x 3.15m) , with UPVC double glazed window to the rear elevation, built-in wardrobe, radiator and door to en-suite shower room.

EN-SUITE SHOWER ROOM

With UPVC double glazed window to the side elevation, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, partly tiled walls and radiator.



BEDROOM 3

9' 9" x 9' 1" (2.97m x 2.77m) , with UPVC double glazed window to the front elevation and radiator.



BEDROOM 4

7' 2" x 7' 0" (2.18m x 2.13 m) , with UPVC double glazed window to the front elevation and radiator.

BATHROOM

6' 5" x 5' 9" (1.96m x 1.75 m) , with UPVC double glazed window to the rear elevation, suite to comprise of low level WC, wash hand basin and bath, partly tiled walls and radiator.

OUTSIDE

To the front of the property there is a lawned garden, blocked paved driveway providing ample off road parking. To the rear of the property there is a patio seating area, lawned gardens, a range of flowerbeds, raised paved seating area and timber outbuilding.



WEBSITE

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Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

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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.

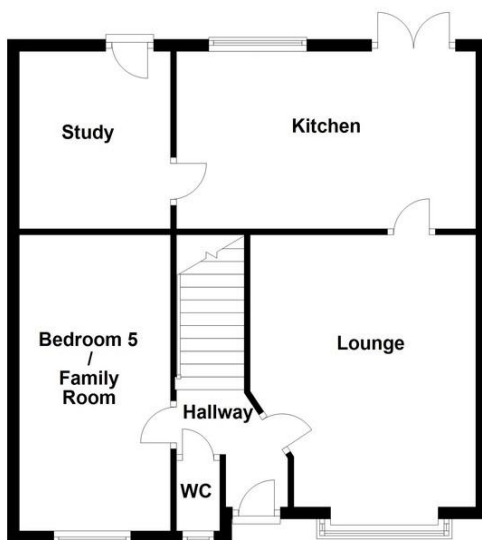
GENERAL

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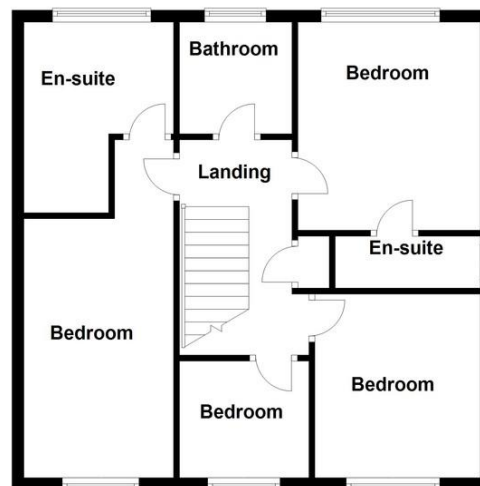
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Ground Floor
Approx. 642.9 sq. feet



First Floor
Approx. 625.6 sq. feet



Total area: approx. 1268.5 sq. feet

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

