



4 Beech Close
Sudbrooke, Lincoln. LN2 2QW

BELL
ROBERT BELL & COMPANY

4 Beech Close, Sudbrooke



This a good-sized detached family home (GIFA 1,257 ft² / 117 m²), dating from the 1970's, discreetly located in this very pleasant close of quality homes just off Southern Lane on the western country fringe of the popular Lincoln village of Sudbrooke. **The house would benefit from a very significant scheme of modernisation and refurbishment.**

The house stands at the head of this small close within good sized grounds of 0.2 of an acre (sts) which have been largely laid to lawn with areas of accompanying mature shrubs. There is an integral garage and an adjoining open car port.

To the western side of the gardens there is a very long and narrow parcel of land on a separate Land Registry title, which extends to some considerable depth from a Southern Lane frontage through to adjoin the rear grounds of homes on both Courtland Close and Oak Close. These grounds in all extend to in the region of 0.2 of an acre (sts) with a road frontage width of 26 ft/8 m, a maximum width at any point of 38 ft/11.5 m, a rear boundary width of 19 ft/5.75 m and an overall plot depth of 326 ft/91 m.



ACCOMMODATION

Entrance Hall having double glazed front entrance door, open hardwood staircase up to first floor, radiator, telephone point and power point. Doors through to reception rooms, kitchen and

Downstairs Shower/Cloakroom having built in shower cubicle to one corner with accompanying full height wall tiling, pedestal wash hand basin, low-level WC, tiled floor and radiator.



Sitting Room having a very pleasant southerly outlook over the front garden and driveway entrance as well as a view to the north across the rear garden; fireplace with inset grate and front hearth, radiator, TV cable and power points.

Dining Room with a pleasant view out over the good sized rear garden and the orchard to one side; serving hatch through to adjoining kitchen, radiator, ceiling spotlight fittings, TV point and power points.

Kitchen having an easterly outlook over the rear garden; a range of fitted base, drawer and wall 1 units, work surface areaa with single drainer stainless steel sink unit inset, room beneath for an appropriate laundry white good. A further area work surface to one wall with cupboard and drawer space beneath, serving hatch through to the adjoining dining room and wall cupboard units above. Built in country commit to one corner,?? tiled floor, fluorescent lighting strip and power points. Door through to:

Garden Room with an appealing view over the rear grounds and French doors providing access out onto the adjoining garden patio area; radiator, fluorescent lighting strip and power points. uPVC obscure double glazed rear entrance door.

First Floor

Landing having a westerly view out over the front of the property and beyond to countryside on the opposite side of Scothern Lane towards Lincoln. Built-in linen cupboard with small radiator and power point, access to roof space and radiator.



Bedroom 1 having both westerly and easterly outlooks over the grounds; extensive fitted wardrobe and cupboard space to one wall with dressing table area and drawers inset, two radiators and power points.

Bedroom 2 with pleasant view down over the rear garden to the east; built-in wardrobe and cupboard space to one corner, radiator and power point.

Bedroom 3 with a view down over the rear garden out to one side towards the orchard; built-in wardrobe, built in airing cupboard containing the hot water cylinder with immersion heater, radiator and power points.



Family Bathroom comprising panelled bath to one end with a shower fitting and accompanying full height wall tiling above, wash hand basin, bidet, low-level WC and the radiator.

Bedroom 4 having an attractive westerly view out over the front gardens and beyond to open countryside; radiator and power point.

OUTSIDE

Beech Close is a small collection of properties on the western country fringe of Sudbrooke, adjoining open countryside on the opposite side of Scothern Lane. From the head of the Close a tarmac driveway sweeps into grounds to provide more than ample parking for both family and visitors as well as access to the **Garage** having a roller blind door, service door to rear, lighting strip and power point. To one side of the garage is a good size formal **Carport** with a small store room to the rear which also contains the Triangle solid fuel central heating boiler. Set to the eastern side of the carport are two useful fuel stores.

The front garden is predominantly laid to lawn with an attractive range of shrubs and flowering plants to borders and beds which includes ornamental conifer, roses, buddleia and more, together with yew and walnut trees.

Set along the southern boundary running through to the very rear of the property is the Orchard Terrace Garden with a large number of mature fruit trees and lawn. Directly adjoining the rear of the house is a further good sized garden area, terraced in part with areas of formal lawn. This is somewhat overgrown but has densely populated flowerbeds/borders.

West Lindsey District Council – Tax band: D



ENERGY PERFORMANCE RATING: F

Solid fuel central heating boiler.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888;
Email: lincoln@robert-bell.org;
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Total area: approx. 137.2 sq. metres (1477.0 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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