



Plot 37 The Ribble, 40 West Drive, The
Parklands

Sudbrooke, Lincoln, Lincolnshire, LN2 2RA

£250,000

3 Bedroom Semi-Detached House

- Freehold
- 3 Bedroom Semi Detached House
- Open Plan Living Dining Room
- Beautiful Woodland Setting
- Kitchen
- Improving Transport Links
- Bathroom & Downstairs WC
- Private Parking Spaces
- Popular Village Location
- EPC Rating - B, Council Tax Band - B

[Click here to access the Energy Performance Certificate for Plot 37 The Ribble, 40 West Drive, The Parklands, Sudbrooke, Lincoln, Lincolnshire, LN2 2RA](#)



Overview

THE RIBBLE: the perfect family 3 bedroom semi detached home. The accommodation comprises Entrance Hall with Cloakroom off leading to the large Living Dining Room, Kitchen with a range of fitted units. to the first floor are Three large Bedrooms with main Bathroom. There is a garden to the rear with off road parking.



The Parklands Sudbrooke is an exciting new development, nestled within a beautiful woodland surrounding approximately 7 miles from Lincoln City Centre. 24 stylish house types blend with perfect harmony into the beautiful natural environment, everything from thatched cottages to perfect starter homes. This unique and wonderfully diverse development is planned to create a community for all to enjoy. The wooded areas are immaculately cared for, making for picturesque walks, rambles with the family and more energetic jogs. The development's centrepiece is an independent pub and restaurant, acting as a central hub for residents and visitors to come together.

At Parklands, you can choose from a range of two to five bedroom freehold house types, offering everything from a cosy cottage to a spacious family home. Each home offers well thought traditional design and consideration for the contemporary lifestyle with gas central heating, fibre optic broadband and modern appliances. Part exchange is considered on all plots.

A prestigious residential development that's been designed with careful thought and creativity.

Agents Note:- The Parklands development benefits from the communal areas and ground maintained for all residents, each property will have a 2025 Management fee circa £415 per annum.



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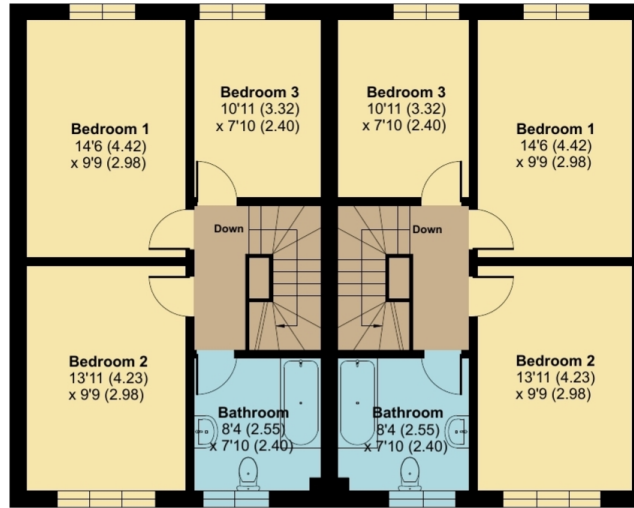
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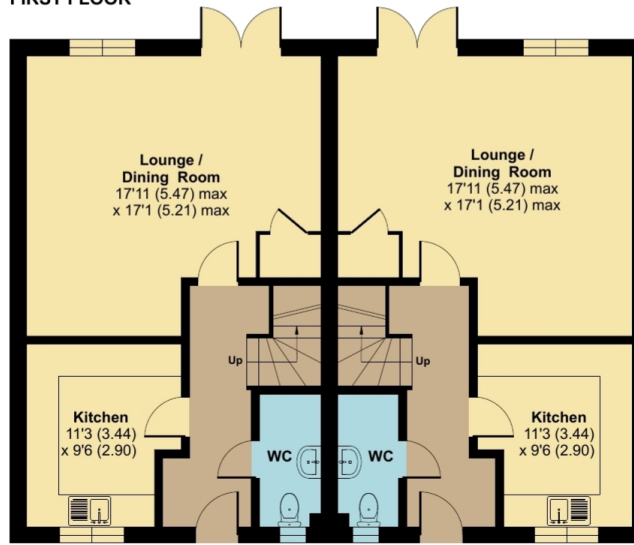
Your home may be repossessed if you do not keep up repayments on your mortgage. A fee of up to 1% of the mortgage amount may be charged depending on individual circumstances. A typical fee is £520.



The Parklands, Sudbrooke, Lincoln, LN2



FIRST FLOOR



GROUND FLOOR






This floor plan was constructed using measurements provided to © nchecom 2024 by a third party.
Produced for Pygott & Crone. REF: 1091501

An advertisement for Pygott Crone. It features a woman with blonde hair smiling while looking at a laptop. The background is a soft, out-of-focus grey. The Pygott Crone logo is in the top left, and the Platinum Trusted Service Award logo is in the top right. The main text reads "Book your free, property valuation." Below this are three service icons with text: a calendar icon for "24/7 Customer Service", a hand holding a coin icon for "£0 Upfront Fees to Pay", and a house icon for "On average, 98% of asking price achieved".

Pygott Crone

Platinum Trusted Service Award
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Book your free, property valuation.

-  24/7 Customer Service
-  £0 Upfront Fees to Pay
-  On average, 98% of asking price achieved

Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Bianca van Tonder
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

DISCLAIMER: THIS SITE MAP IS FOR ARTISTIC PURPOSES ONLY. TERMS & CONDITIONS APPLY



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|-----------|-------------|
| ● POULTER | ● NENE |
| ● WARING | ● LEVEN |
| ● TORNE | ● BABINGLEY |
| ● SWIFT | ● WENSUM |
| ● RASE | ● RIBBLE |
| ● BURE | ● WITHAM |
| ● STOUR | ● GLAVEN |
| ● OUSE | ● KENNETT |
| ● TRENT | ● THURNE |
| ● WELAND | ● CALDER |
| ● MAUN | ● GADDER |
| ● MEDEN | ● NIDD |



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Plot 37 The Ribble, 40 West Drive, The Parklands, Sudbrooke
is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

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