



Plot 12, The Nene, The Parklands
6 Upper Walk Close, Sudbrooke, Lincoln, LN2 2ZE

£615,000

5 Bedroom Detached House

- Freehold
- Exclusive New Development
- Detached House
- 5 Bedrooms with 2 En Suites
- Living Room, Study
- Kitchen & Dining Room
- Family Bathroom, Double Garage
- Sought After Location
- Beautiful Woodland Setting Traditional Design
- Contemporary Lifestyle
- EPC Rating - B, Council Tax Band - F

Click here to access the Energy Performance Certificate for Plot 12, The Nene, The Parklands, 6 Upper Walk Close, Sudbrooke, Lincoln, LN2 2ZE



Overview

THE NENE: This comfortable 5 bedroom detached family home with integrated double garage has all modern features, pleasantly located on this exclusive woodland development.

This home offers well planned living accommodation briefly comprising: Central Entrance Hallway, spacious Kitchen and Dining room, generous Living room with feature fireplace, Study, Utility and Cloakroom. To the first floor is Bedroom 1 with walk in wardrobe leading to the en-suite, two further Bedrooms and family Bathroom.

The home also benefits from an attached double garage over which is a separate reading area, a single Bedroom and a double Bedroom with en-suite.



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 spacious family 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.

Agents Note- Internal are of Plot 48 The Leven and are for illustration purposes only. Computer generated images are for illustrative purposes and not to scale.

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.



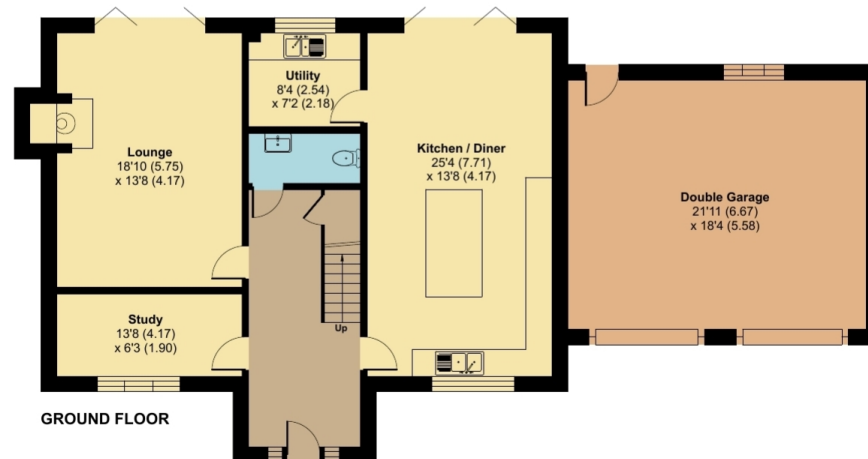


The Parklands, Sudbrooke, Lincoln, LN2

For identification only - Not to scale



FIRST FLOOR



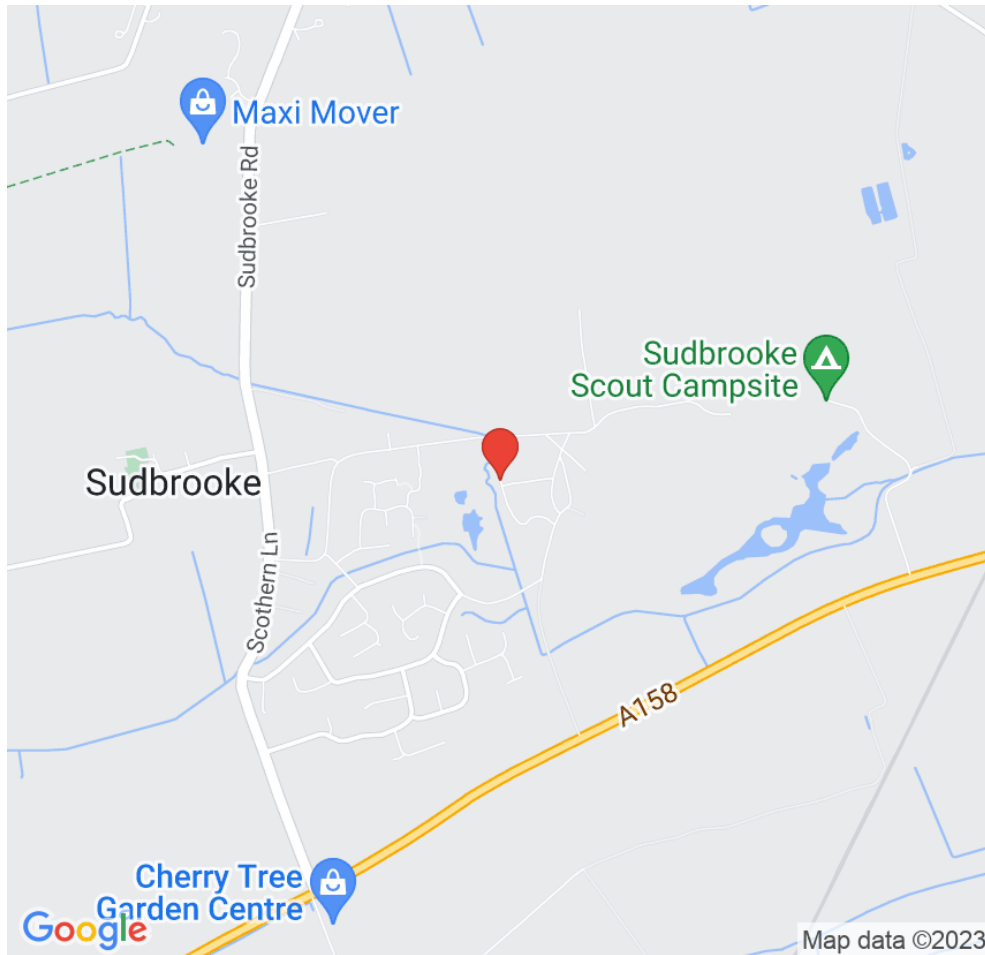
GROUND FLOOR



This floor plan was constructed using measurements provided to ©richecom 2024 by a third party. Produced for Pygott & Crone. REF:1091496



Location



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Mortgage & Protection Adviser

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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.



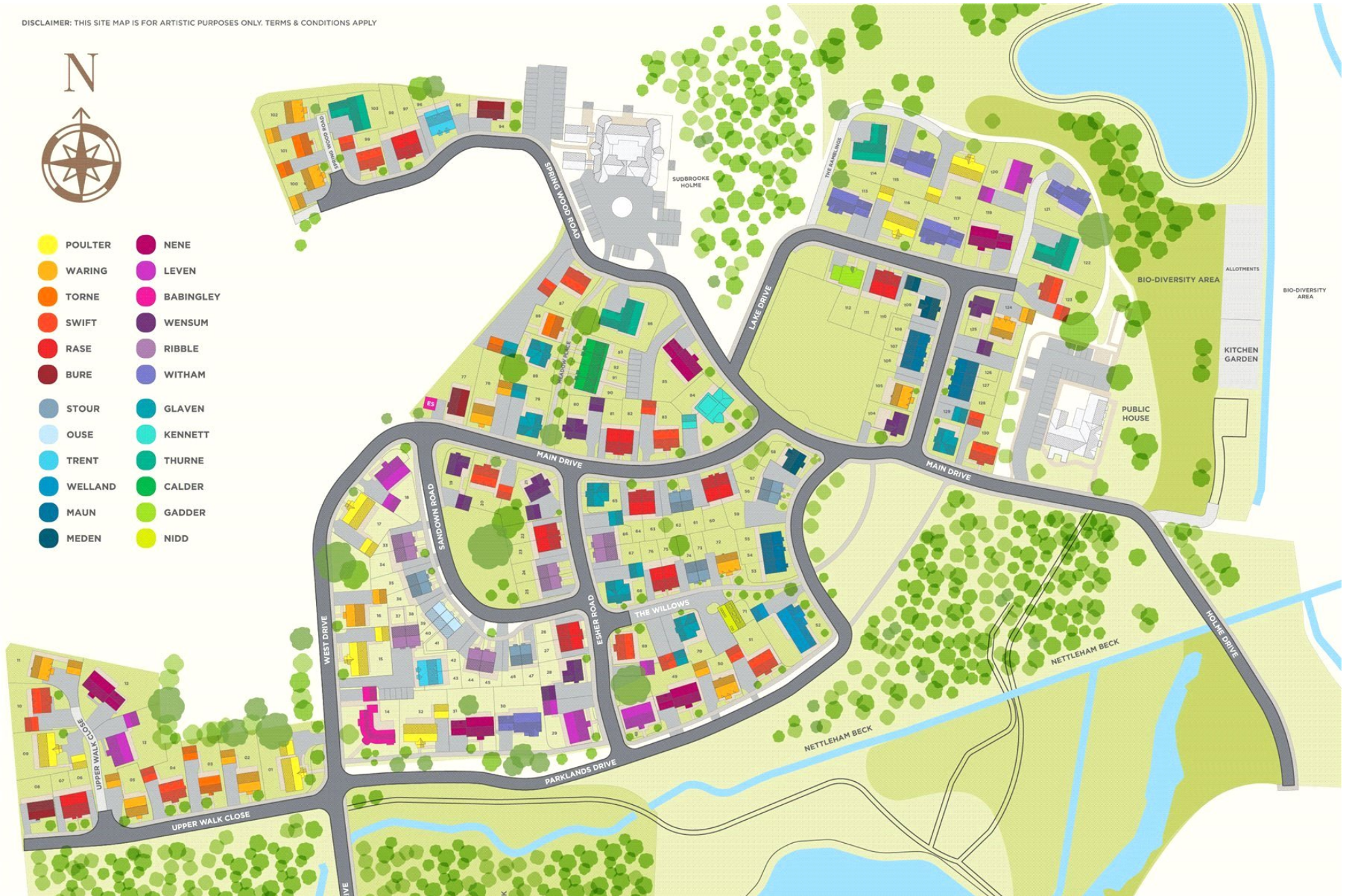


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DISCLAIMER: THIS SITE MAP IS FOR ARTISTIC PURPOSES ONLY. TERMS & CONDITIONS APPLY



- | | |
|-----------|-------------|
| ● 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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