Pygott & Crone

Plot 42 The Trent, 36 West Drive, The Parklands

Sudbrooke, Lincoln, Lincolnshire, LN2 2RA

£250,000

3 Bedroom Semi-Detached House

- Freehold
- 3 Bedroom Semi Detached Home
- Beautiful Woodland Setting
- Open plan Kitchen/Dining/Living
- Downstairs WC
- Sought After Location
- 24 Unique House Types
- Traditional Design Contemporary Lifestyle
- EPC Rating - B, Council Tax Band - B

Click here to access the Energy Performance Certificate for Plot 42 The Trent, 36 West Drive, The Parklands, Sudbrooke, Lincoln, Lincolnshire, LN2 2RA

Overview

THE TRENT: a comfortable three bedroom home with off-street parking.

The large open plan kitchen/diner/living is a focal feature of the house, perfect for family mealtimes and socialising and a separate WC finishing the spacious ground floor.

Moving upstairs, the large main bedroom is complemented by two further bedrooms, along with the main bathroom.

The home also benefits from two outdoor off-street parking spaces.

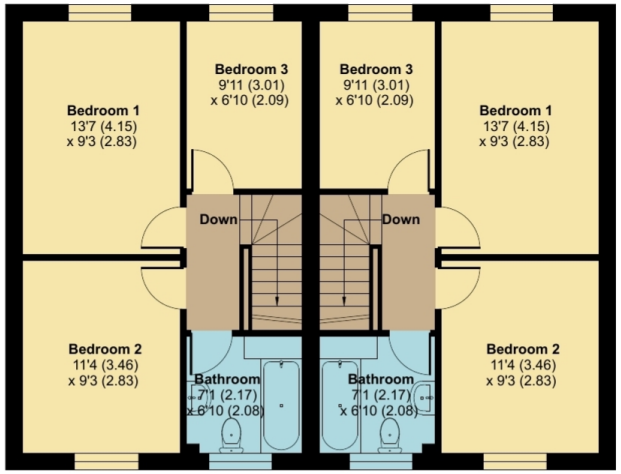
The Parklands Sudbrooke is an exciting new development, nestled within a beautiful woodland surrounding approximately 7 miles from Lincoln City Centre. 24 stylish house types blend with perfect harmony into the beautiful natural environment, everything from thatched cottages to perfect starter homes. 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.

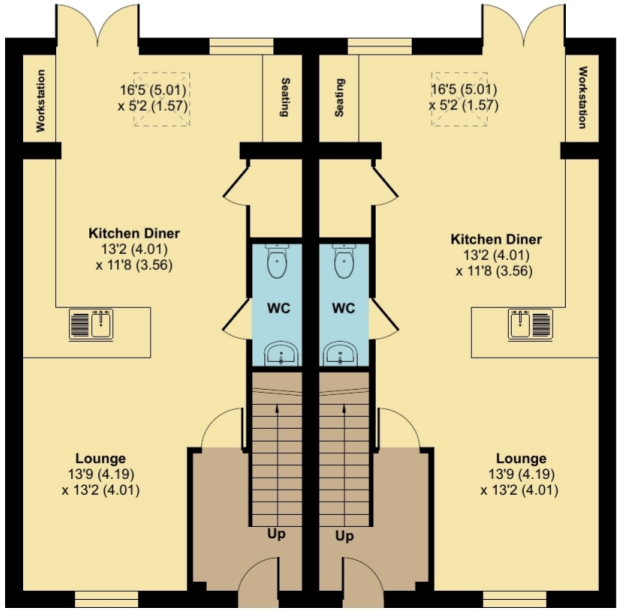
Agents Note:- Internals are of the Rase house type and are for illustration purposes only. Computer generated images are for illustrative purposes and not to scale.

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

The Parklands, Sudbrooke, Lincoln, LN2



FIRST FLOOR 1 / 2



GROUND FLOOR 1 / 2

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
Produced for Pygott & Crone. REF: 1091502

Location

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Mortgage Advice Bureau

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.

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ALLOTMENTS
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Houses. Homes. Harmony.

Pygott & Crone

Plot 42 The Trent, 36 West Drive, The Parklands, Sudbrooke
is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

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