



Plot 9, The Poulter, The Parklands  
9 Upper Walk Close, Sudbrooke, Lincoln, LN2 2ZE

£635,000

## 5 Bedroom Detached House

- Freehold
- Exclusive New Development
- Beautiful Woodland Setting
- New Home Burtsting with Character
- 5 Generous Bedrooms
- Bathroom & x2 En Suite
- kitchen Dining with Bi-Folding Doors
- Double Garage & Garden
- Traditional Design Contemporary Lifestyle
- EPC Rating - B, Council Tax Band - F

Click here to access the Energy Performance Certificate for Plot 9, The Poulter, The Parklands, 9 Upper Walk Close, Sudbrooke, Lincoln, LN2 2ZE



## Overview

THE POULTER: Visually stunning outside and in, this spacious family home boasts a grand, feature Entrance Hallway, A large Living Room with bi-folding doors and Kitchen Diner with French doors leading out to an enclosed garden, Office, Cloakroom Utility Room and WC complete the substantial ground floor. Moving upstairs, the open landing provides access to Five generous double bedrooms leading off it, two with En Suite facilities, while the main Bathroom is also on the first floor. This property also benefits from a driveway and double garage.

Part exchange is considered on all plots.



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.

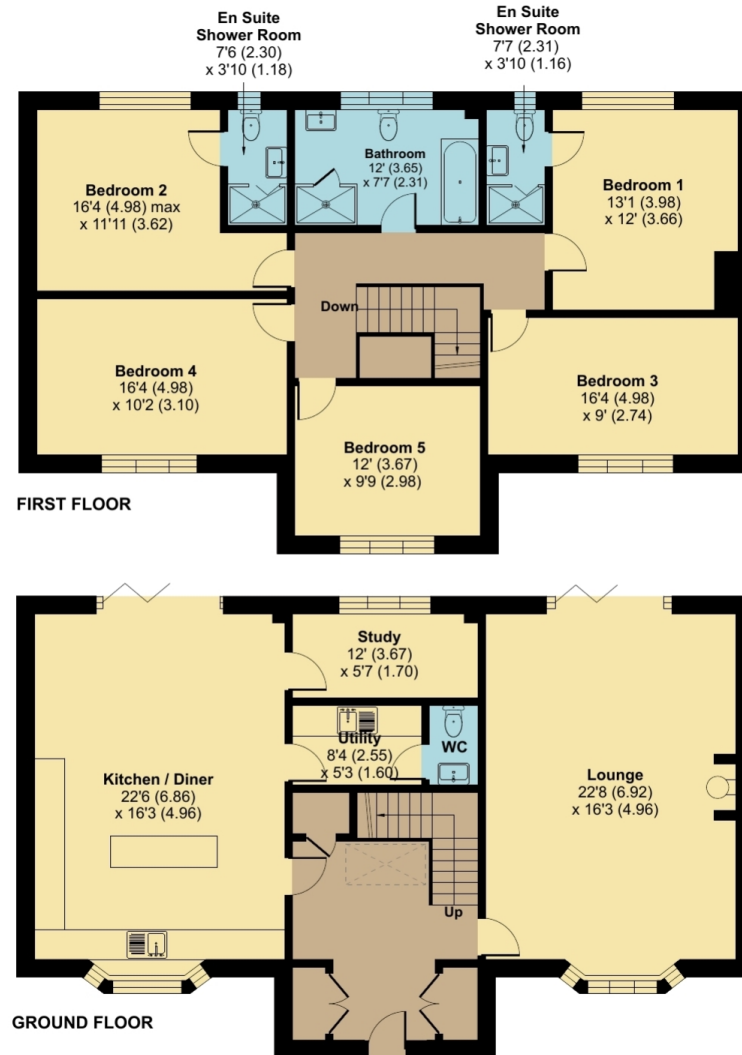
Agents Note:- The Parklands development benefits from the communal areas and ground maintained for all residents, each property will have a 2025 Management fee circa £415 per annum.





# The Parklands , Sudbrooke, Lincoln, LN2

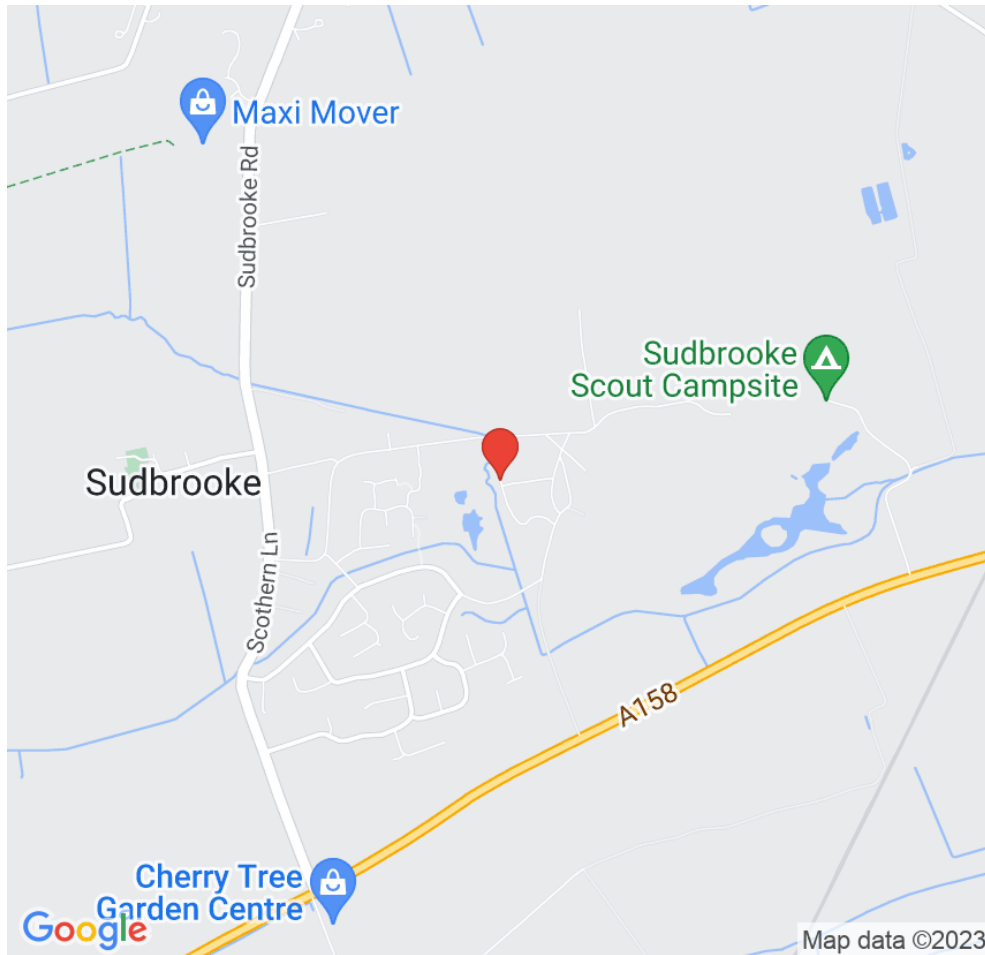
For identification only - Not to scale



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## Location



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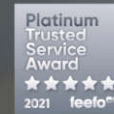












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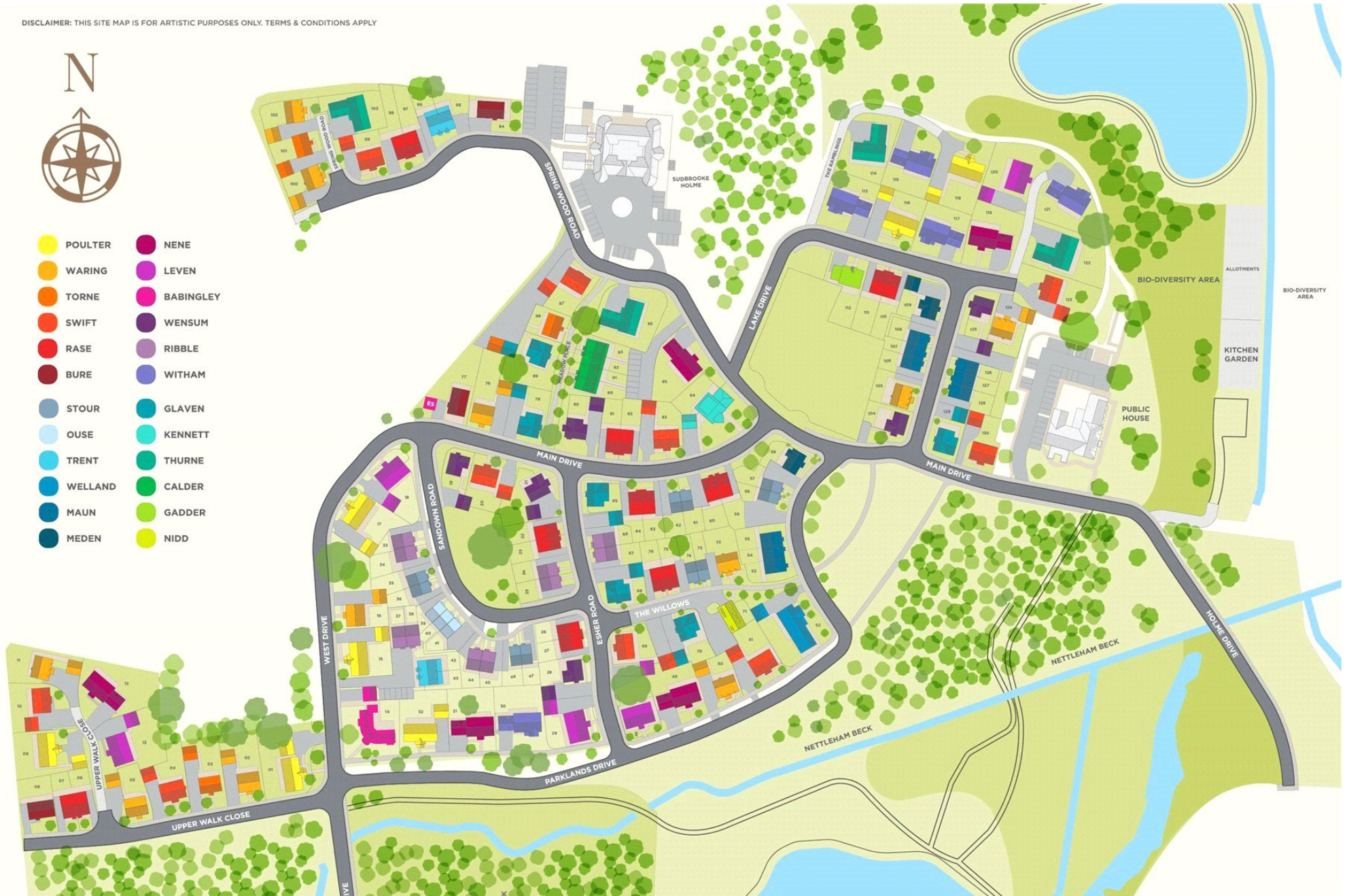


On average, 98% of asking price achieved

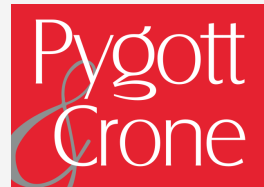
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- |           |             |
|-----------|-------------|
| ● POULTER | ● NENE      |
| ● WARING  | ● LEVEN     |
| ● TORNE   | ● BABINGLEY |
| ● SWIFT   | ● WENSUM    |
| ● RASE    | ● RIBBLE    |
| ● BURE    | ● WITHAM    |
| ● STOUR   | ● GLAVEN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



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is on the market with our Lincoln branch

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