

Plot 17 The Poulter, 2 Main Drive, The Parklands

Sudbrooke, Lincoln, Lincolnshire, LN2 2QY

£575,000

5 Bedroom Detached House

- Freehold
- 5 Bedroom Detached Home
- Beautiful Woodland Setting
- Living Room with bi-folding doors
- Kitchen Diner with French doors
- Bathroom & x2 En Suite
- Double Garage & Garden
- Traditional Design Contemporary Lifestyle
- EPC Rating - B, Council Tax Band - F

Click here to access the Energy Performance Certificate for Plot 17 The Poulter, 2 Main Drive, The Parklands, Sudbrooke, Lincoln, Lincolnshire, LN2 2QY





Overview

THE POULTER: Visually stunning inside and out, this spacious family home boasts a grand feature of an; Entrance Hallway, A large Living Room with bi-folding doors and Kitchen Diner with French Doors leading out to an enclosed garden, Study, 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. 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. 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.







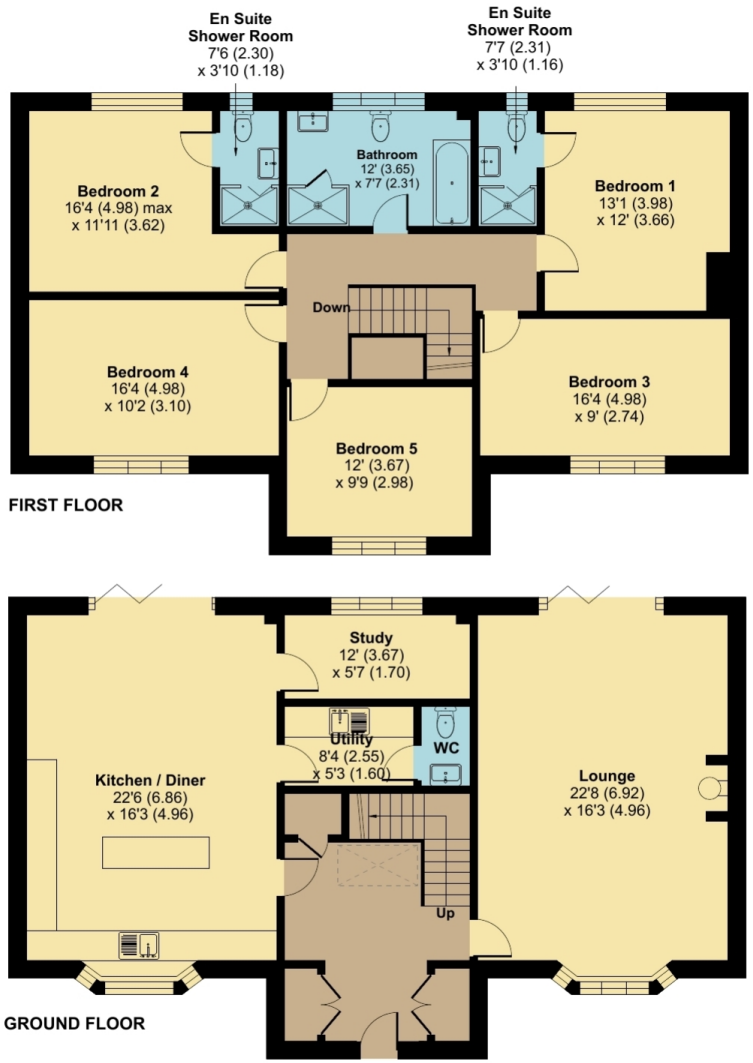






The Parklands , Sudbrooke, Lincoln, LN2

For identification only - Not to scale



Certified Property Measurer

This floor plan was constructed using measurements provided to ©nichecom 2024 by a third party.
Produced for Pygott & Crone. REF: 1091491









Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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.








Save money
with a new build
STONEBOW
FINANCIAL SERVICES
New build homes are built to the highest building standards which means they're in optimum condition to save you money on utility bills.
Contact us to find out more
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.

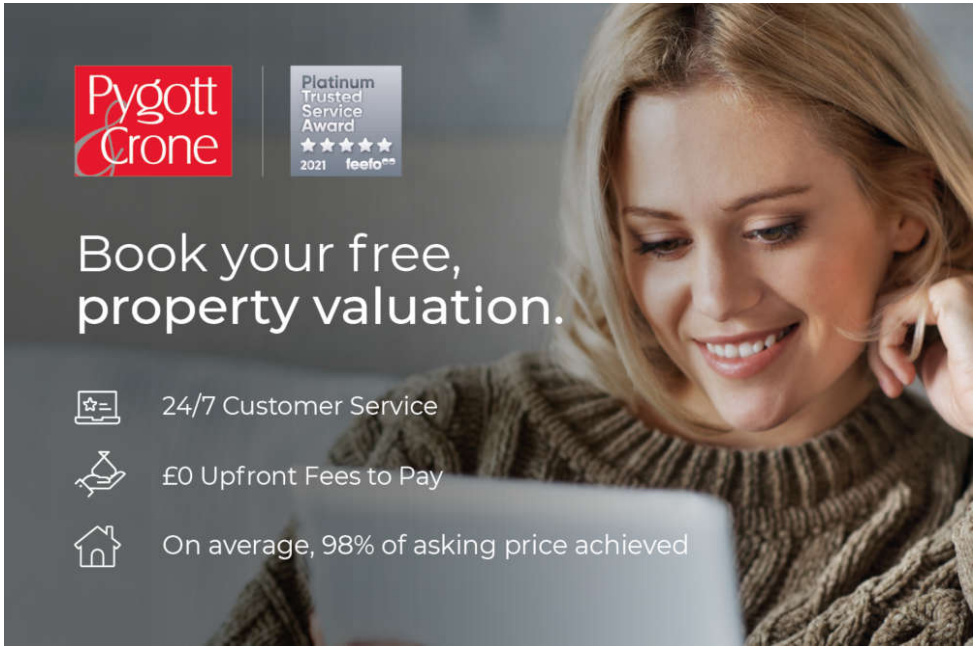


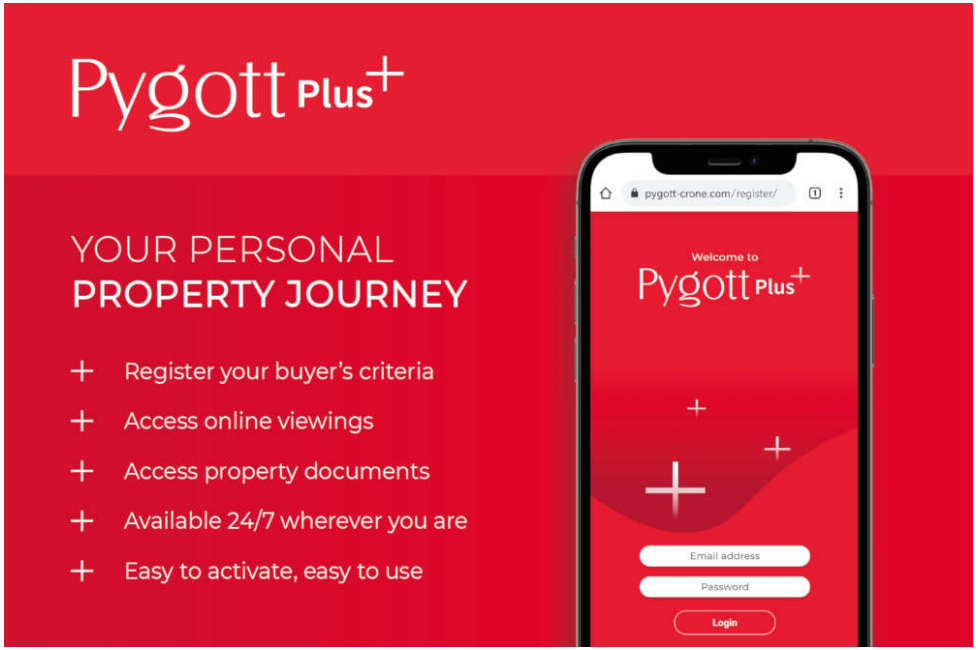









Pygott Crone
Platinum Trusted Service Award
2021
Book your free, property valuation.
24/7 Customer Service
£0 Upfront Fees to Pay
On average, 98% of asking price achieved


Pygott Plus+
YOUR PERSONAL PROPERTY JOURNEY
Register your buyer's criteria
Access online viewings
Access property documents
Available 24/7 wherever you are
Easo to activate, easy to use
pygott-crone.com/register/
Welcome to
Pygott Plus+
Email address
Password
Login




DISCLAIMER: THIS SITE MAP IS FOR ARTISTIC PURPOSES ONLY. TERMS & CONDITIONS APPLY
N
POULTER
WARING
TORNE
SWIFT
RASE
BURE
STOUR
OUSE
TRENT
WELLAND
MAUN
MEDEN
NENE
LEVEN
BABINGLEY
WENSUM
RIBBLE
WITHAM
GLAVEN
KENNETT
THURNE
CALDER
GADDER
NIDD
SUDBROOKE HOLME
SPRING WOOD ROAD
LAKE DRIVE
MAIN DRIVE
BIO-DIVERSITY AREA
ALLOTMENTS
KITCHEN GARDEN
PUBLIC HOUSE
SANDOWN ROAD
ESHER ROAD
THE WILLOWS
WEST DRIVE
PARKLANDS DRIVE
UPPER WALK CLOSE
NETTLEHAM BECK
HOLME DRIVE

Houses. Homes. Harmony.

Pygott & Crone

Plot 17 The Poulter, 2 Main Drive, The Parklands, Sudbrooke
is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

01522 568822