



Plot 17 The Poulter, 2 Main Drive, The  
Parklands

Sudbrooke, Lincoln, Lincolnshire, LN2 2QY

£587,500

## 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.

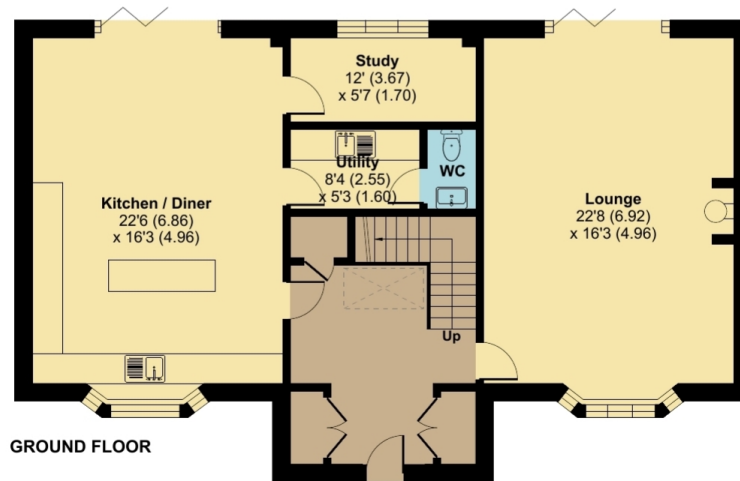
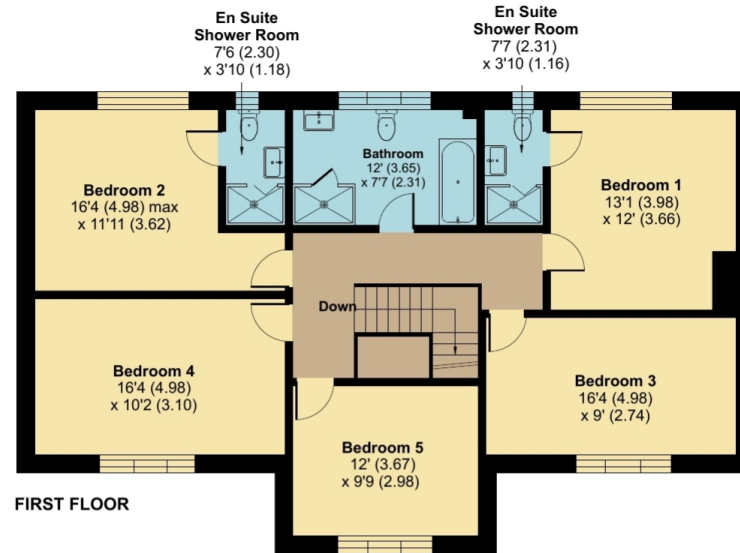
Agents Note:- The Parklands development benefits from the communal areas and ground maintained for all residents, each property will have a 2025 Management fee circa £415 per annum.





# The Parklands , Sudbrooke, Lincoln, LN2

For identification only - Not to scale



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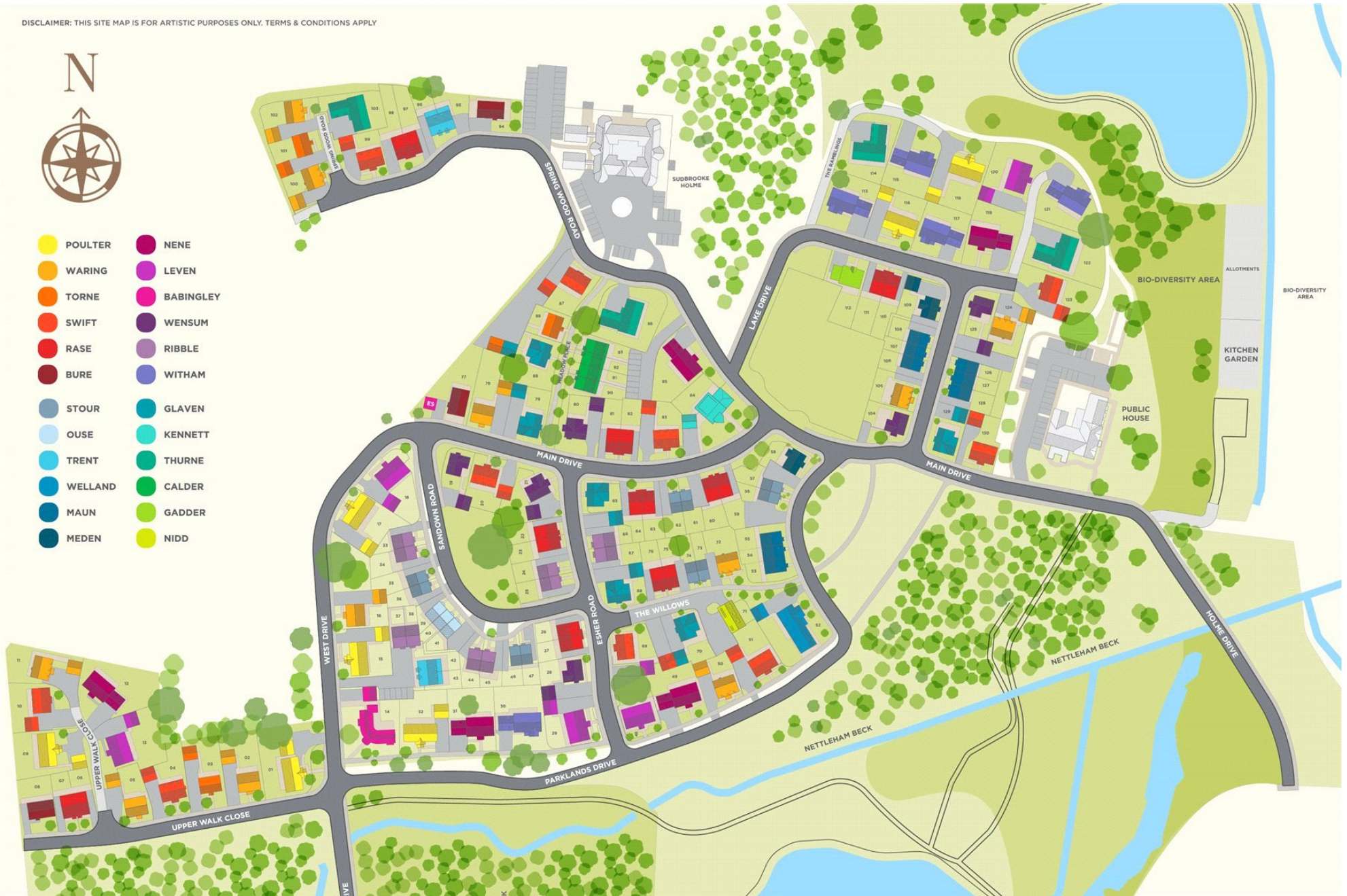
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- |           |             |
|-----------|-------------|
| ● POULTER | ● NENE      |
| ● WARING  | ● LEVEN     |
| ● TORNE   | ● BABINGLEY |
| ● SWIFT   | ● WENSUM    |
| ● RASE    | ● RIBBLE    |
| ● BURE    | ● WITHAM    |
| ● STOUR   | ● GLAVEN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



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