



22 Holme Drive
Sudbrooke, Lincoln, Lincolnshire, LN2 2QL

Guide Price
£180,000

2 Bedroom Detached Bungalow

- Freehold
- For Sale by Auction – T & C's apply
- Buyers fees apply
- Two double bedrooms
- Spacious detached bungalow
- Highly sought after village location
- Double garage and driveway
- Corner plot
- Bathroom and shower room
- Conservatory
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 22 Holme Drive, Sudbrooke, Lincoln, Lincolnshire, LN2 2QL](#)



Overview

Modern Method of Auction - T & Cs Apply

Situated in the highly sought-after village of Sudbrooke, this attractive two-bedroom detached bungalow occupies a generous corner plot on Holme Drive, offering spacious and versatile single-storey living.

Internally the property features a generously sized lounge, separate dining room, modern kitchen and conservatory. The property further benefits from two good-sized bedrooms, complemented by both a family bathroom and a separate shower room, providing added convenience and flexibility for guests or family living.

Outside, the bungalow enjoys a corner plot with wraparound gardens that provide an excellent degree of privacy along with excellent outdoor space. A substantial double garage and driveway offers ample parking and storage.

An excellent opportunity to purchase a detached bungalow in a desirable residential setting, conveniently positioned for local amenities and transport links.





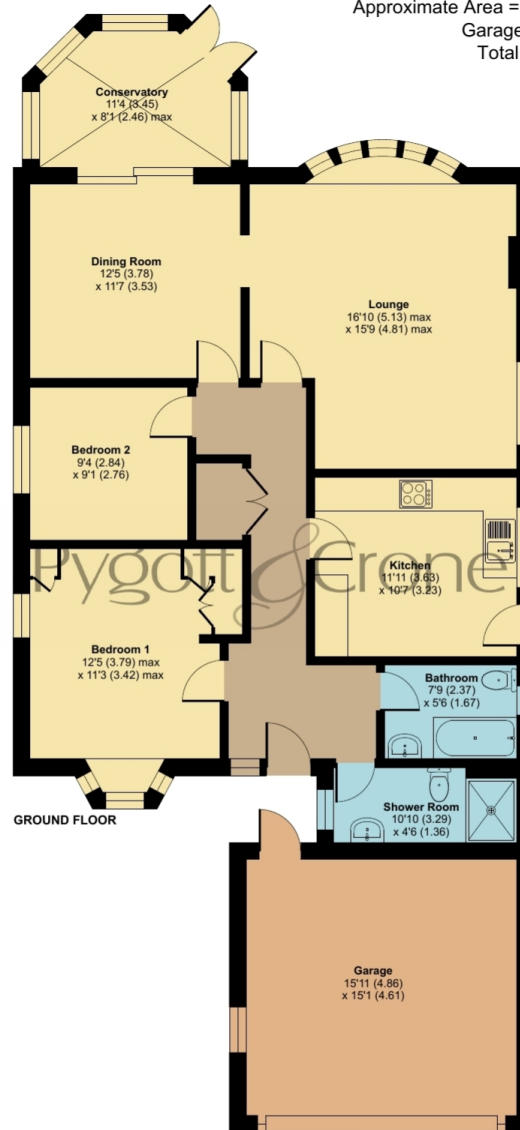
Holme Drive, Sudbrooke, Lincoln, LN2

Approximate Area = 1138 sq ft / 105.7 sq m

Garage = 241 sq ft / 22.3 sq m

Total = 1379 sq ft / 128 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1415766



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall



Location



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