



Orchard House 51, Wragby Road
Sudbrooke, Lincoln, Lincolnshire, LN2 2QU

£650,000

4 Bedroom Detached House

- Freehold
- Versatile 4/5 bedroom detached house
- Extensive plot with mature gardens
- Four reception rooms providing a range of uses
- Home office with annexe potential
- Immaculately kept
- Prominent position in a highly desirable village
- EPC Rating - C, Council Tax Band - F
- EPC Rating Annexe - C

[Click here to access the Energy Performance Certificate for Orchard House 51, Wragby Road, Sudbrooke, Lincoln, Lincolnshire, LN2 2QU](#)



Overview

Orchard House is a substantial and highly versatile four-double-bedroom detached home, occupying an excellent plot in the sought-after village of Sudbrooke. Offering an impressive amount of flexible living accommodation, this exceptional property is perfectly suited to modern family life, entertaining and working from home.

The ground floor provides ample space and opportunity, featuring a generous lounge, two dedicated study areas if needed, a further reception room currently suited to use as a playroom or snug, a separate craft room and an additional reception room. There is also a shower room and a superb kitchen-diner, creating a fantastic central space for family life and entertaining.

Upstairs, the property benefits from four spacious double bedrooms, all with their own en-suite, offering an excellent level of comfort, privacy and convenience.



Externally, the property occupies an excellent plot with a spacious driveway providing ample off-road parking. A particular highlight is the separate and generously proportioned office, providing a dedicated workspace away from the main house. With its size and versatility, this building also offers potential to create an annexe, subject to the relevant planning permissions and consents. The garden benefits from two sheds and a summer house all with power and lighting.

Situated in the popular village of Sudbrooke, the property benefits from a highly desirable village setting while remaining within easy reach of Lincoln and the surrounding countryside. The area provides a desirable balance of village living and convenient access to local amenities, schools, transport links and the wider Lincolnshire area. With its exceptional amount of accommodation, four en-suite bedrooms, multiple reception and study spaces, excellent plot and separate office with annexe potential, Wragby Road represents an excellent opportunity for families seeking a substantial and adaptable home with considerable versatility for the future.





Wragby Road, Sudbrooke, Lincoln, LN2

Approximate Area = 3067 sq ft / 284.9 sq m

Annexe = 459 sq ft / 42.6 sq m

Total = 3526 sq ft / 327.5 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). © ncthem 2026. Produced for Pygott & Crone. REF: 1503922



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is on the market with our Lincoln branch

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