



7 Sibthorpe Drive
Sudbrooke, Lincoln, Lincolnshire, LN2 2RQ

£325,000

5 Bedroom Detached House

- Freehold
- Five well proportioned bedrooms
- Extended detached house offering fantastic space
- Driveway and double garage
- Two receptions rooms and spacious conservatory
- Bathroom and ensuite to main bedroom
- Highly sought after village location
- EPC Rating - D, Council Tax Band - F

[Click here to access the Energy Performance Certificate for 7 Sibthorpe Drive, Sudbrooke, Lincoln, Lincolnshire, LN2 2RQ](#)



Overview

Situated in the popular village of Sudbrooke, Sibthorpe Drive is a substantial detached property offering well-proportioned accommodation arranged over two floors. While the property is in need of some refurbishment throughout, it presents an excellent opportunity for a purchaser to modernise and create a fantastic family home to their own taste and specification.

The ground floor offers a welcoming entrance hall leading to a generous lounge, with the added benefit of a large conservatory providing an excellent additional reception space. There is also a separate dining room, kitchen, utility room, WC and additional conservatory space providing plenty of practical and entertaining space for modern family living.



Upstairs are five well proportioned bedrooms, offering plenty of flexibility for family living, guests, home working or hobbies. The main bedroom benefits from it's own en-suite, with the remaining bedrooms served by a family bathroom.

Externally, the property benefits from an integral double garage, driveway and spacious garden, providing ample parking and storage.

Sudbrooke is a well-established and popular village situated just north-east of Lincoln. The location offers a quiet village environment while remaining within easy reach of Lincoln's extensive range of shops, schools, leisure facilities and amenities. The surrounding area also provides good road links for commuting and access to the wider region.







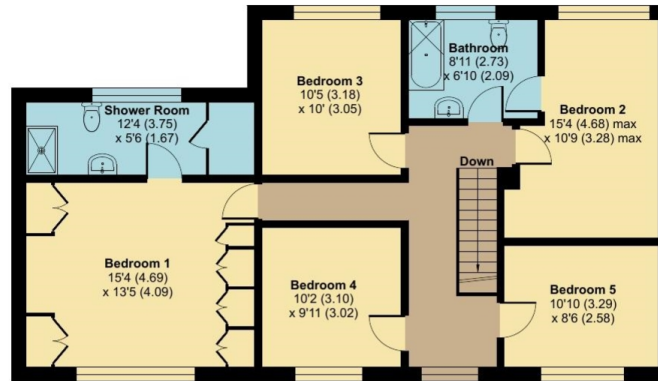
Sibthorpe Drive, Sudbrooke, Lincoln, LN2

Approximate Area = 2178 sq ft / 202.3 sq m

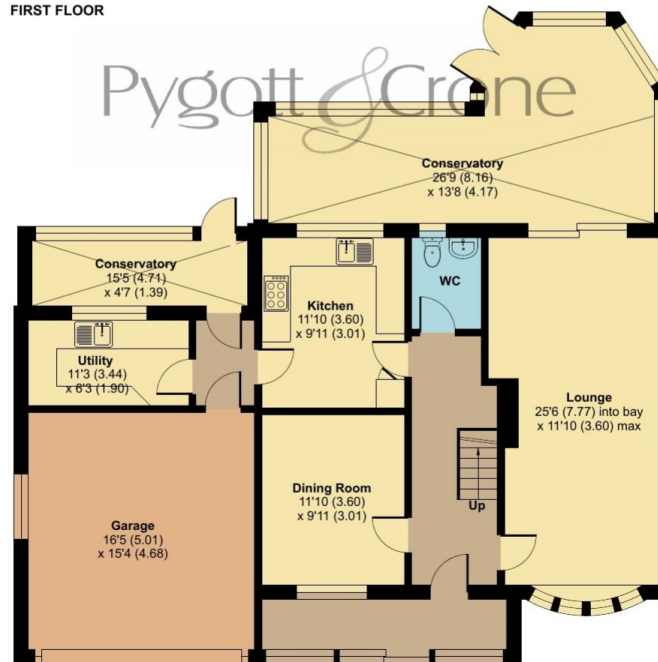
Garage = 258 sq ft / 23.9 sq m

Total = 2436 sq ft / 226.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1513031



Location



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A woman with blonde hair is smiling and looking at a laptop screen. The background is a soft, out-of-focus grey.

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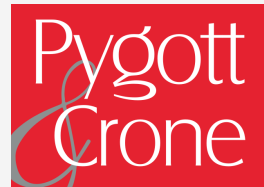
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is on the market with our Lincoln branch

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