



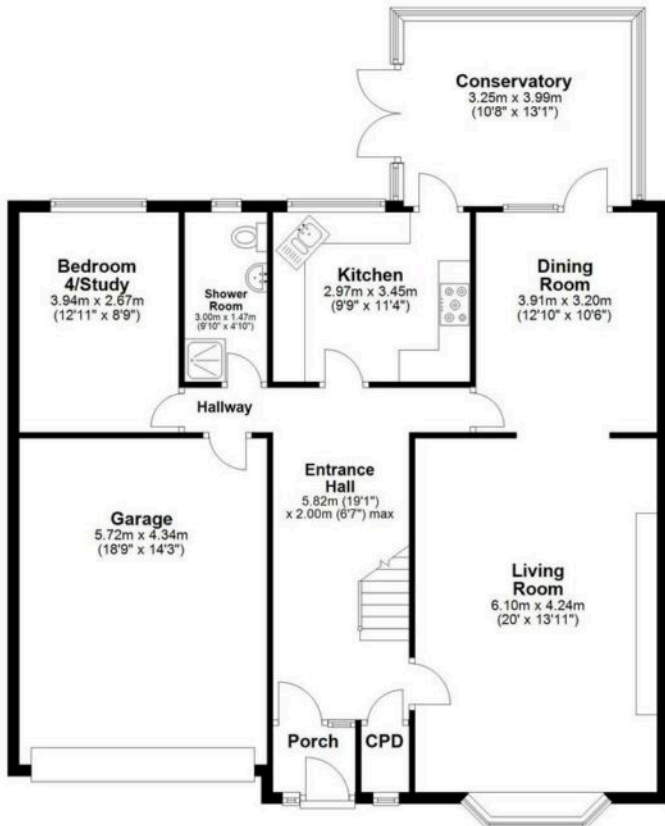
10 Chestnut Close, Sudbrooke

£350,000 Freehold

Desirable Village Location: Situated in the sought-after village of Sudbrooke, offering a peaceful setting with local amenities. • Four Double Bedrooms: Provides ample accommodation for families or those needing extra space. • Spacious Living Areas: Offers generous living spaces, including a bright and airy garden room. • Good Size Plot: Sits on a substantial plot, providing ample outdoor space. • Double Garage with Power: Offers secure parking and workshop potential. • Driveway Parking: Provides additional off-road parking for multiple vehicles. • Well-Maintained Rear Garden: Offers a private and enjoyable outdoor space. • Council Tax Band: Rated D (West Lindsey District Council) • Energy Efficiency: EPC Rated D64 with the potential to be rated a C78

Ground Floor

Approx. 124.7 sq. metres (1341.9 sq. feet)



First Floor

Main area: approx. 65.4 sq. metres (704.3 sq. feet)
Plus eaves, approx. 19.5 sq. metres (209.6 sq. feet)



Main area: Approx. 190.1 sq. metres (2046.2 sq. feet)

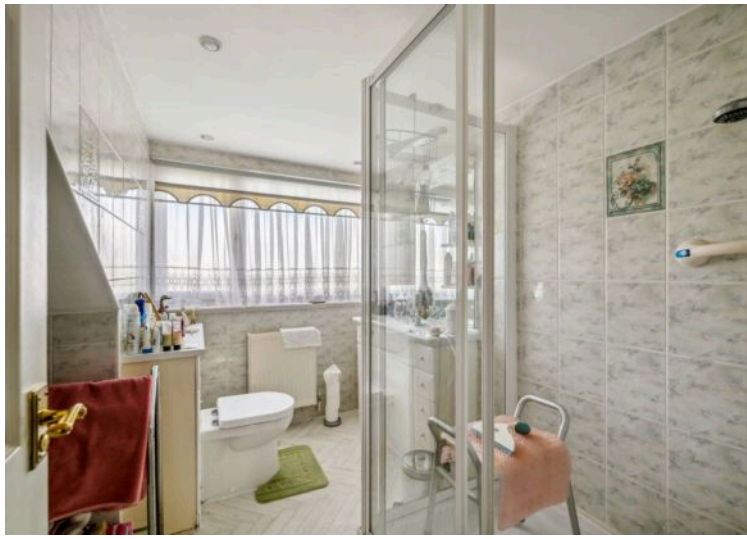
Plus eaves, approx. 19.5 sq. metres (209.6 sq. feet)

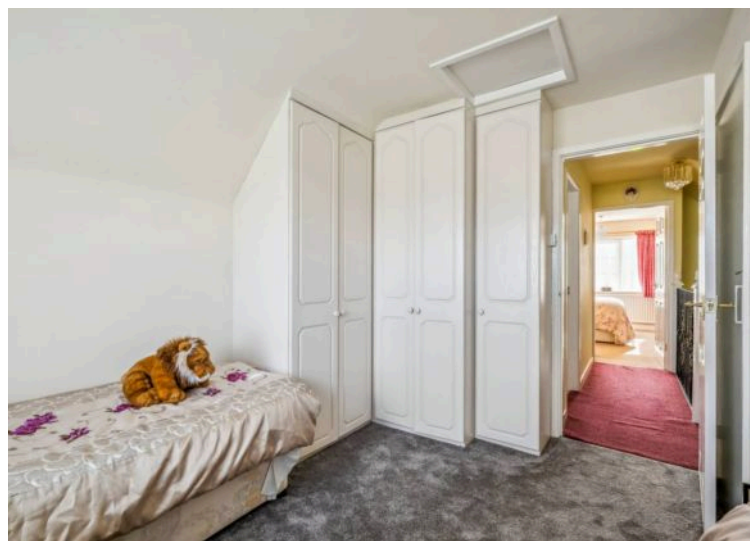
SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
Produced by Chris Gothorp Photography. Unauthorised reproduction prohibited.
Plan produced using PlanUp.













Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: