



32 Sudbrooke Drive, Lincoln, Lincs, LN2 2DS

£1,050 Per Month

COUNCIL TAX BAND: A



- Modern accommodation
- Large driveway
- Enclosed garden
- Unfurnished

- Solar panels
- Great location in Uphill Lincoln
- Open plan living area with kitchen/diner
- Council Tax Band A

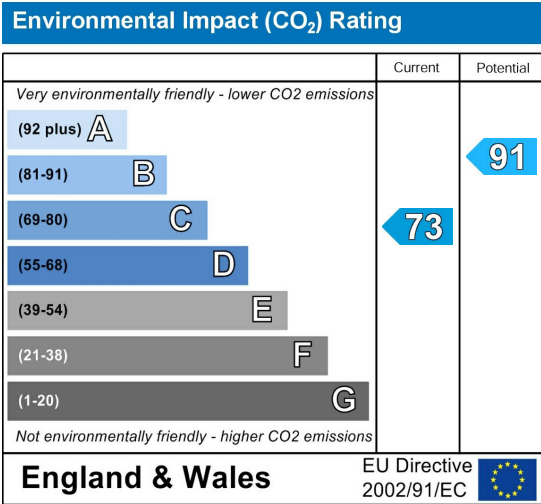
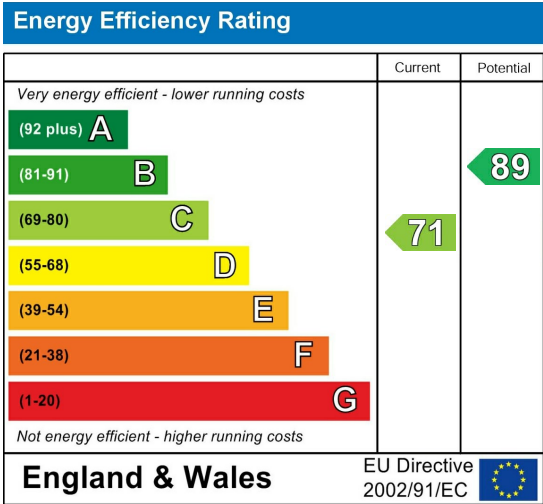
Rights & restrictions

RESTRICTION: No transfer or lease of the registered estate dated before 26 November 2017 by the proprietor of the registered estate or by the proprietor of any registered charge is to be completed by registration unless accompanied by (a) a certificate given by City of Lincoln Council that the transfer or lease complies with the requirements of section 156A of the Housing Act 1985 or that the transfer or lease is an exempted disposal or is not a relevant disposal, or (b) a certificate given by the local housing authority for the area in which the property is situated that (i) City of Lincoln Council is no longer in existence and (ii) the transfer or lease complies with the requirements of section 156A of the Housing Act 1985 or is either an exempted disposal or is not a relevant disposal.

For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



A well presented three bedroom semi detached home situated in a popular residential area to the north of Lincoln, offering comfortable accommodation with good access to local amenities, schools and transport links.

The property comprises an entrance hall leading to a spacious lounge, together with a modern fitted kitchen offering a range of wall and base units and space for dining. Patio doors provide access to the enclosed rear garden.

To the first floor are three bedrooms and a family bathroom fitted with a contemporary white suite.

Externally, the property benefits from an enclosed rear garden, together with off road parking to the front. Gas central heating. The property will be available as unfurnished.

Located in the popular Ermine area of Lincoln, the property is within easy reach of local shops, supermarkets, schools and regular bus services, while Lincoln city centre, the Bailgate and Lincoln County Hospital are all a short drive away. The area is also well placed for access to the A15 and A46.

Contact our friendly team at Cloud today to arrange your viewing:

WhatsApp - 07983 819835

Call - 01522 802020

Email - info@cloudlettings.co.uk

****Please note viewings cannot be arranged prior to completion of the pre-application forms, which includes an affordability check and a soft credit check, completed through Right Move****

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:

<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

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Terms and conditions apply. Contact the office for more information.





Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.



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Room size measurements are achieved by measuring between internal walls.

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m