



6, Fox Covert

Sudbrooke, Lincoln, Lincolnshire, LN2 2BN

BELL



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This is a 'very rare' opportunity to purchase an attractive three-bedroom mid-terrace home in this popular residential neighbourhood of Sudbrooke, which is predominantly known for its attractive range of quality individual executive detached houses and bungalows.

This appealing house is presented and appointed to an excellent standard with an eye-catching contemporary design. There is driveway off road parking, a good-sized integral garage, as well as a delightful south facing landscaped rear garden with a stunning mature Palm Tree, which backs onto neighboring woodland.

ACCOMMODATION

Entrance Lobby

With a very appealing contemporary design main entrance door with obscure double-glazed decorative panels inset, staircase up to first floor and radiator. Door through to



Good Sized Lounge

Attractive reception space with a view from the window with its stylish plantation shutters out over the front garden, an appealing faux fireplace with a moulded surround and contemporary design electric fire, wood style laminate flooring, appealing slatted wooden panelling to a wall beneath the staircase, radiator, inset ceiling spotlights. Door through to

Dining Kitchen

Overlooking the south-facing rear garden, the stylish dining kitchen is fitted with a comprehensive range of contemporary units and worktops, incorporating an electric oven, ceramic hob and extractor hood, with space for additional appliances. Finished with tiled splashbacks, inset ceiling spotlights and a radiator, a door leads through to

Rear Entrance Lobby

With a door through to adjoining integral garage, obscure double glazed panelled rear entrance door to the garden and a door through to

Cloakroom

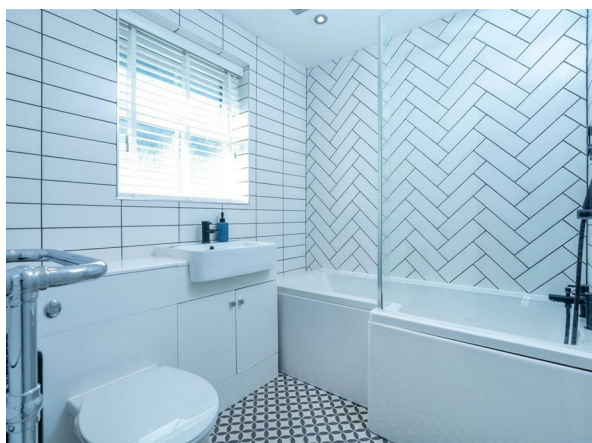
Attractively presented with cantilevered wash hand basin with tiled splashback to one side, low-level WC with concealed cistern, radiator and extractor vent.

First Floor Landing

Having a built-in linen cupboard also containing the Valliant gas fired central heating boiler, access to roof space and inset ceiling spotlights.

Bedroom 1

Of excellent proportions and having a pleasant outlook over front of the property and across the close; radiator and inset ceiling spotlights.



Bedroom 2

With the northerly view down over the driveway at the front of the property; radiator and inset ceiling spotlights.

Bedroom 3

Of good proportions and having a very attractive outlook to the south down over the delightful landscape rear garden; radiator and inset ceiling spotlights.

Family Bathroom

With an appealing contemporary design comprising; panelled bath with appropriate shower fitting above and glazed shower screen panel; wash hand basin with toiletry cabinet below, low-level WC with concealed cistern, tiling to all walls to full height, period styled radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Outside

Situated in a small cul-de-sac, the property benefits from a front lawn, driveway parking and an integral garage with an electric roller door, power, lighting, shelving and internal access to the house.

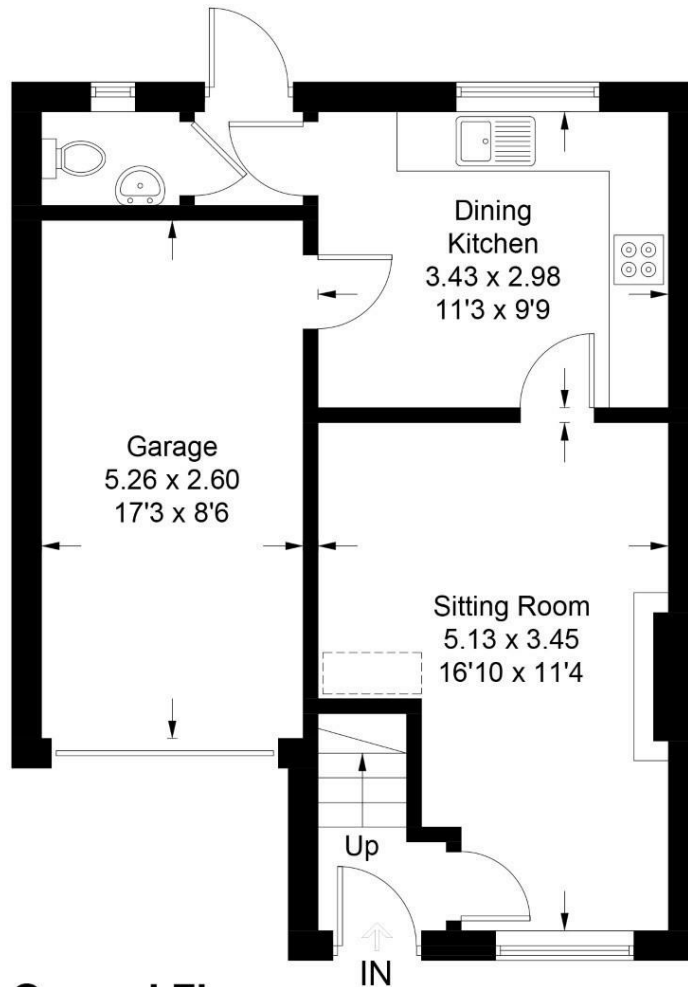
To the rear is a beautifully landscaped south-facing garden backing onto woodland, featuring a generous patio, raised sleeper beds, a mature feature palm tree, a further seating area, and well-stocked borders with a variety of shrubs and flowering plants. The garden is enclosed by panel fencing and also benefits from an outside tap and lighting.

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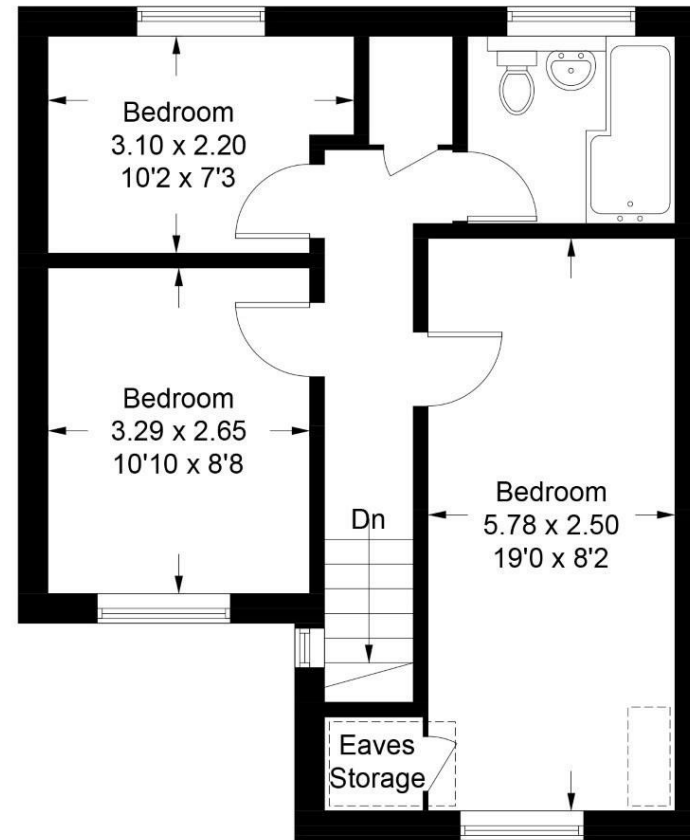
Approximate Gross Internal Area = 91.2 sq m / 982 sq ft
(Including Garage / Eaves Storage)



 = Reduced headroom below 1.5m / 5'0"



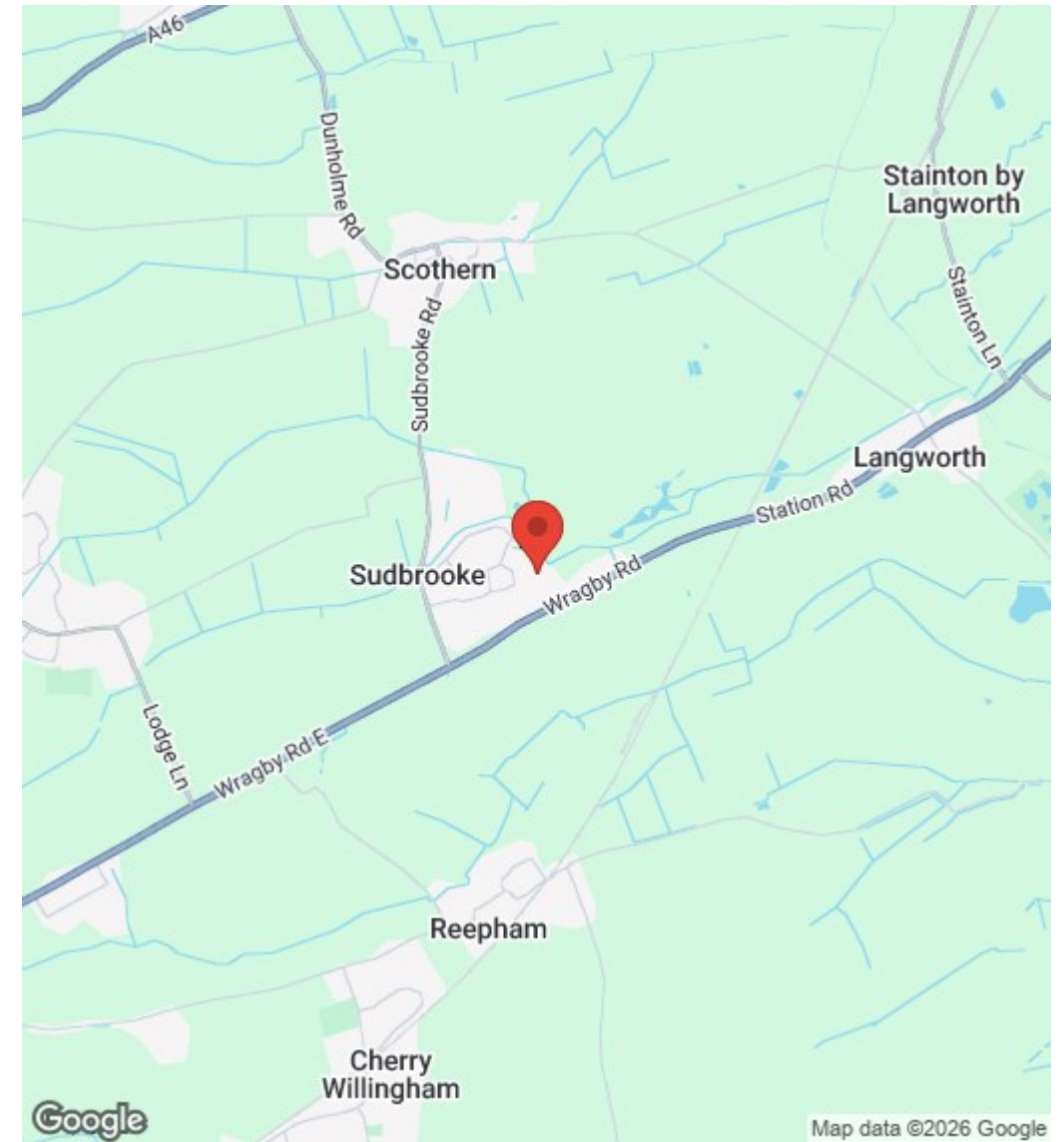
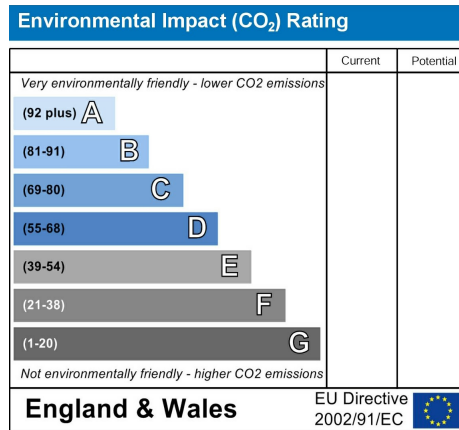
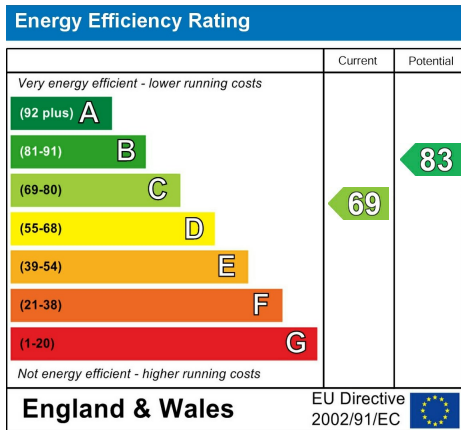
Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





COUNCIL TAX: West Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING; C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Sales office
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Email: lincoln@robert-bell.org

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Brochure prepared: 24th August 2026

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